Robert Ellis

look no further...

Hadbury Road
Nottingham NG5 1JY

TWO BEDROOM SEMI-DETACHED PROPERTY

Guide Price £200,000 Freehold

GUIDE PRICE £200,000 - £210,000

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL-PRESENTED TWO BEDROOM SEMI-DETACHED HOME SITUATED IN A CONVENIENT RESIDENTIAL LOCATION CLOSE TO NOTTINGHAM CITY CENTRE.

Offered to the market with the benefit of a generous rear garden and a practical layout throughout, this property would make an ideal purchase for a first-time buyer, investor or those looking to downsize whilst still enjoying well-proportioned accommodation.

The property is entered via a side entrance lobby which provides useful additional space and access through to the rear garden, along with a ground floor WC and space for appliances/storage. From here, an inner hallway leads through to the main accommodation.

The fitted kitchen is positioned to the rear of the property and is appointed with a range of contemporary wall and base units, laminate work surfaces, integrated oven, four ring gas hob with extractor above, stainless steel sink and useful pantry storage.

To the front elevation, the living room offers a bright and comfortable reception space with a bay window allowing plenty of natural light, creating an ideal setting for both everyday living and entertaining.

To the first floor, the landing gives access to two bedrooms and the family bathroom. Bedroom one is positioned to the front of the property and benefits from a bay window, while bedroom two enjoys a pleasant outlook over the rear garden. The bathroom is fitted with a three-piece suite incorporating a panelled bath with shower over, wash hand basin and WC.

The property also benefits from a good-sized boarded loft space, accessed via a loft ladder and currently used for storage. Subject to the relevant permissions, this space offers excellent potential to be converted into a third bedroom, further enhancing the overall accommodation.

Outside, the property benefits from off-road parking to the front/side and a generous enclosed rear garden with patio and lawn, providing an excellent outside space for relaxing or entertaining. The size of the garden also presents excellent scope for future extension, as demonstrated by the attached neighbouring property and several surrounding homes which have already carried out extensions, offering buyers the opportunity to further develop the property if desired (subject to the necessary permissions).

Situated within easy reach of Nottingham City Centre, local shops, schools and transport links, this property represents an excellent opportunity for a variety of buyers and an internal viewing is highly recommended.

Entrance Lobby
5'2 x 13'05 approx (1.57m x 4.09m approx)
UPVC double glazed door to the front elevation giving access to the entrance lobby comprising, windows to the front side and rear elevations, UPVC rear access door providing access to the garden, tiling to the floor, ceiling light point, space and point for a freestanding fridge freezer, space and point for a tumble dryer, panelled door leading to the ground floor WC.

Ground Floor WC
3'3 x 4'07 approx (0.99m x 1.40m approx)
Low level flush WC, wall hung vanity wash hand basin, tiling to the floor, tiled splashbacks, UPVC double glazed window to the rear elevation, wall light point.

Inner Entrance Hallway
6'2 x 10'10 approx (1.88m x 3.30m approx)
Staircase leading to the first floor landing, ceiling light point, UPVC double glazed window to the rear elevation, wall mounted radiator, panelled doors leading off to:

Fitted Kitchen
9'1 x 9'1 approx (2.77m x 2.77m approx)
A range of matching contemporary wall and base units incorporating laminate worksurfaces over, stainless steel sink with swan neck mixer tap over, UPVC double glazed picture window to the rear elevation, integrated oven with four ring stainless steel gas hob over and stainless steel glass extractor hood above, tiling to the floor, stainless steel splashbacks, wall mounted radiator, ceiling light point, pantry providing useful additional storage space.

Pantry
2'10 x 4'09 approx (0.86m x 1.45m approx)
Tiling to the floor, ceiling light point.

Living Room
12'2 x 15'04 max approx (3.71m x 4.67m max approx)
UPVC double glazed sectional bay window to the front elevation with additional UPVC double glazed window to the front, wall mounted radiator, recessed spotlights to the ceiling.

First Floor Landing
Loft access hatch with pull down ladder, ceiling light point, airing cupboard housing gas central heating combination boiler, storage cupboard, panelled doors leading off to:

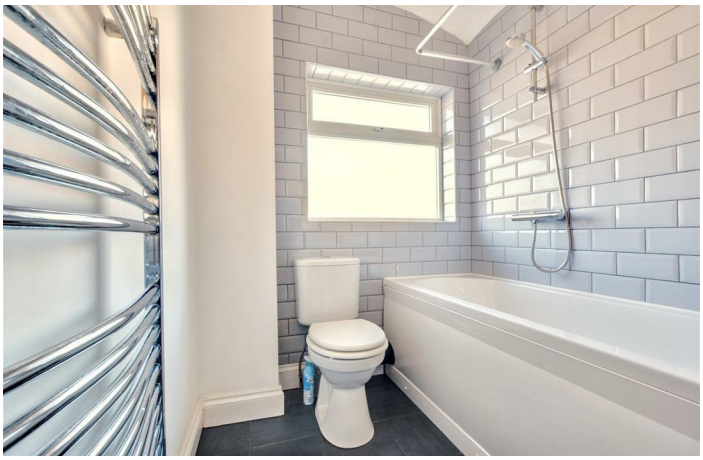
Bedroom One
9'3 x 12'05 approx (2.82m x 3.78m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point.

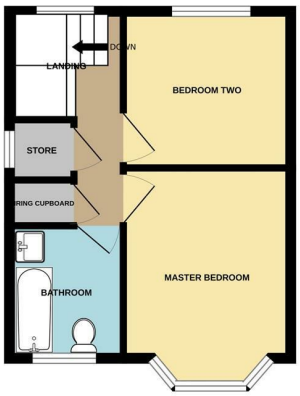
Bathroom
7'05 x 5'11 approx (2.26m x 1.80m approx)
Panelled bath with mains fed shower over, low level flush WC, pedestal wash hand basin, UPVC double glazed window to the front elevation, extractor fan, ceiling light point, tiling to the floor, tiled splashbacks, chrome heated towel rail.

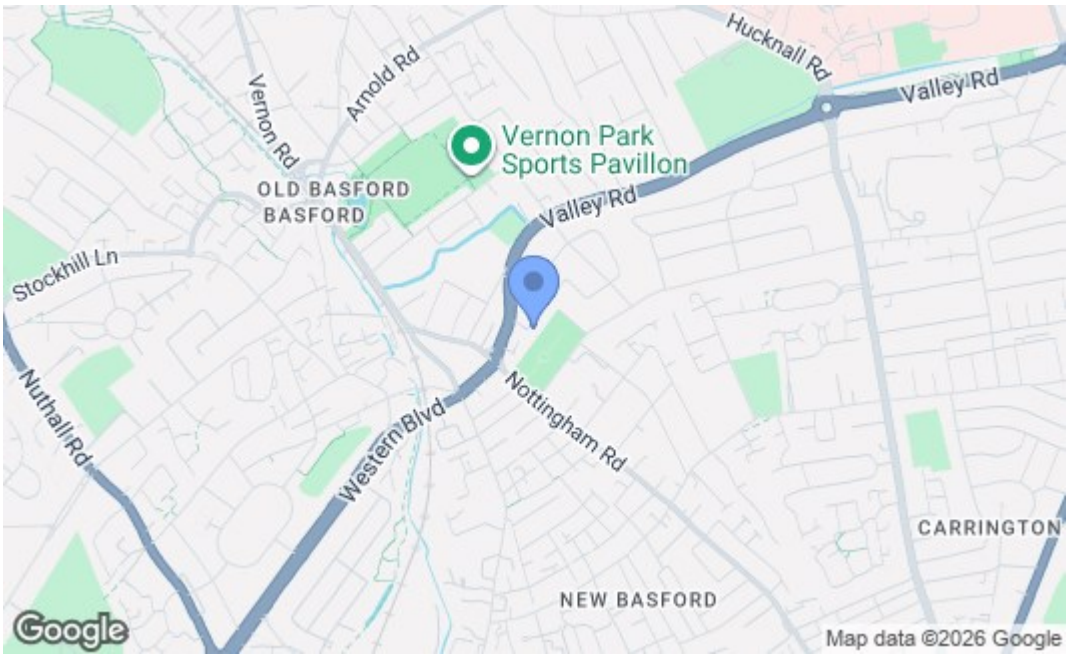
Bedroom Two

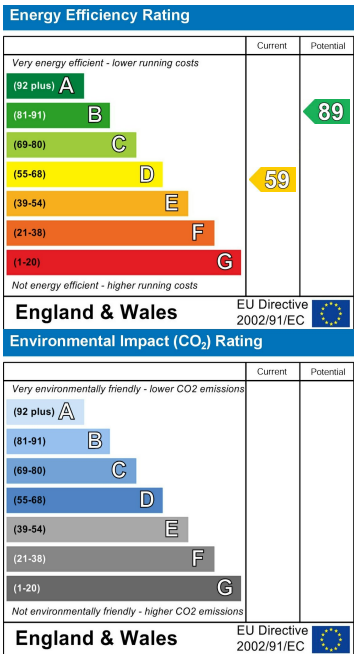
Rear of Property
To the rear of the property there is an enclosed rear garden with fencing to the boundaries, patio area, garden laid to lawn, stone wall to the rear.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 2mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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