

# Robert Ellis

*look no further...*



**Cedar Road  
, Nottingham NG7 6HZ**

**A THREE BEDROOM MID TERRACE HOME  
FOR SALE IN NOTTINGHAM**

**Guide Price £165,000 Freehold**

**0115 648 5485**



/robertellisestateagent



@robertellisea



\*\*\*GUIDE PRICE £165,000 - £175,000\*\*\*

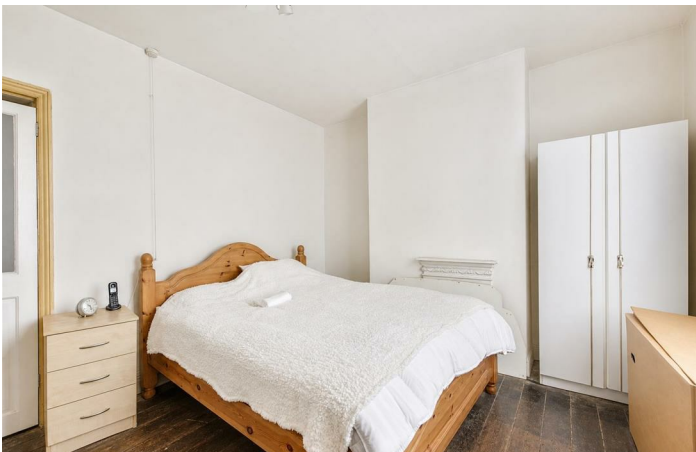
This spacious three-bedroom mid-terrace property is set over three floors and offers a practical layout, ideal for families or investors. Located in Nottingham, the home is conveniently close to local schools, shops, and transport links, making day-to-day living easy and accessible.

As you enter the property, you're welcomed into an entrance hallway with access to two reception rooms and stairs leading to the first floor. The lounge connects directly to the fitted kitchen, providing a functional flow through the ground floor.

On the first floor, you'll find two well-sized bedrooms and the family bathroom, along with stairs leading to the third floor. The top floor features a generously sized third bedroom, offering flexibility for use as a main bedroom, guest room, or workspace.

Outside, there is a low-maintenance, enclosed rear yard – ideal for relaxing or outdoor storage.

A must-view property offering plenty of space and potential.



### Entrance Hallway

UPVC door to the front elevation leading into the entrance hallway comprising wall mounted radiator, carpeted flooring, carpeted staircase leading to the first floor landing, doors leading off to:

### Reception Room One

10'10" x 14'2" approx (3.31 x 4.33 approx)

Double glazed bay fronted window to the front elevation, original coving to the ceiling, carpeted flooring, wall mounted radiator, gas fire.

### Reception Room Two

12'1" x 11'1" approx (3.70 x 3.39 approx)

Carpeted flooring, gas fire with tiled hearth and wood surround, double glazed window to the rear elevation, wall mounted radiator, door leading through to kitchen.

### Kitchen

7'11" x 7'11" approx (2.42 x 2.42 approx)

Space and point for fridge freezer, laminate floor covering, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, double glazed window to the side elevation, double glazed UPVC door to the side elevation, wall mounted boiler, tiled splashbacks, space and point for a cooker, space and plumbing for a washing machine, door to cellar.

### First Floor Landing

Carpeted flooring, doors to rooms, door to staircase leading to the second floor bedroom, dado rail.

### Bathroom

7'9" x 7'4" approx (2.37 x 2.26 approx)

Double glazed window to the side elevation, WC, tiled splashbacks, wash hand basin with separate hot and cold taps, bath with mixer tap and shower attachment, wall mounted radiator.

### Bedroom One

7'7" x 11'0" approx (2.33 x 3.36 approx)

Original wood flooring, two double glazed windows to the front elevation, wall mounted radiator.

### Bedroom Two

8'9" x 12'8" approx (2.68 x 3.88 approx)

Carpeted flooring, double glazed window to the rear elevation, feature fireplace, wall mounted radiator.

### Bedroom Three

18'0" x 14'1" approx (5.50 x 4.31 approx)

Double glazed window to the front elevation, original wood flooring.

## OUTSIDE

### Rear of Property

To the rear of the property there is an enclosed rear garden with walled and fenced boundaries, gates access to shared walkway.

### Front of Property

To the front of the property there is on road parking.

### 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 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

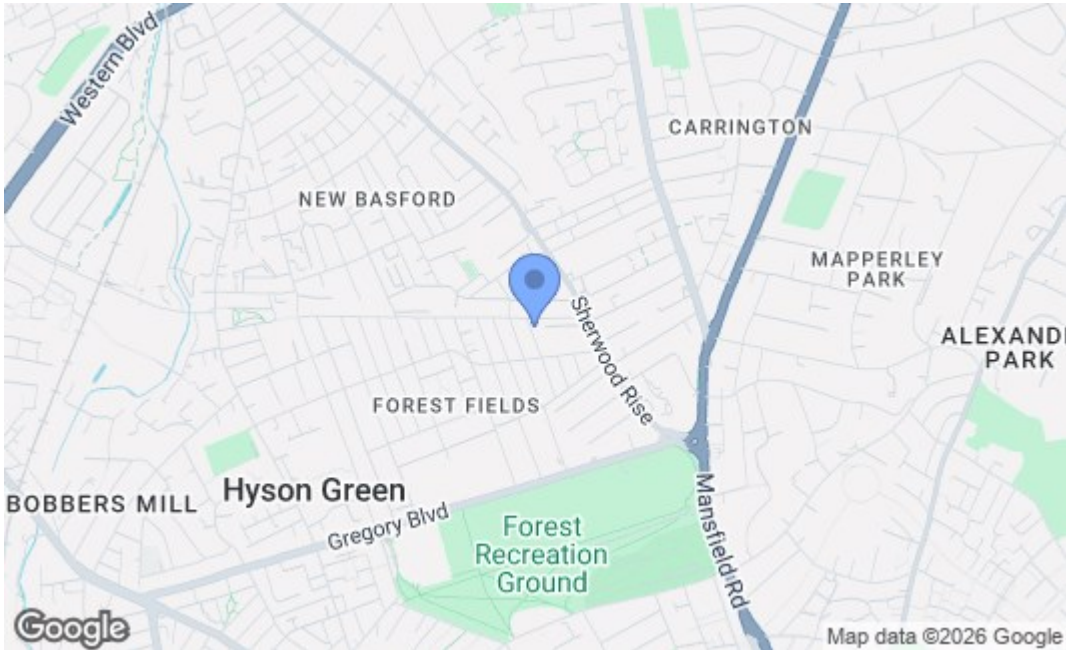
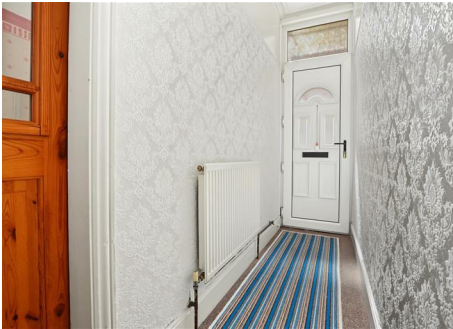
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 81        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 55      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.