

Robert Ellis

look no further...



Towlsons Croft,
Old Basford, Nottingham
NG6 0QS

£160,000 Freehold

0115 648 5485



/robertellisestateagent



@robertellisea



**** IDEAL FIRST TIME BUY ** NO UPWARD CHAIN ****

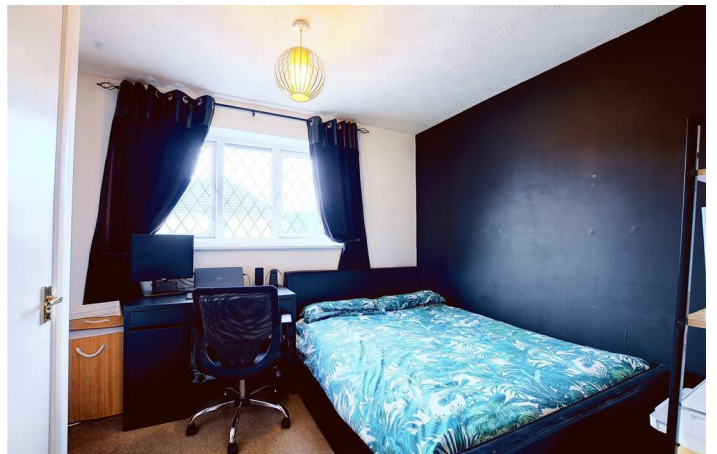
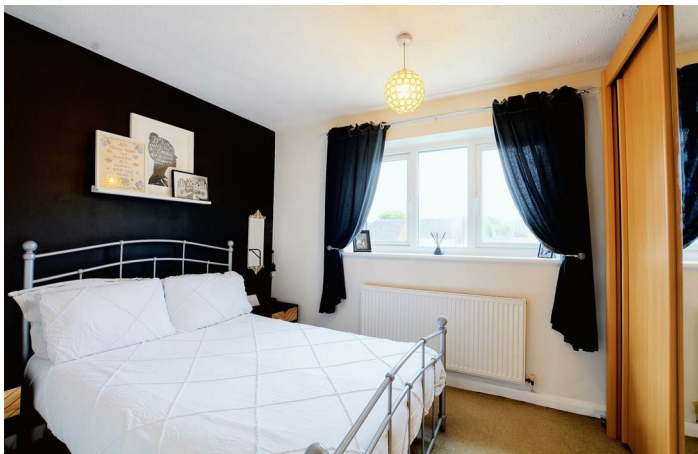
Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE TWO BEDROOM, MID TERRACE FAMILY HOME situated on a CUL DE SAC in BASFORD, NOTTINGHAM.

The property benefits from easily accessible transport links via tram, train and bus to surrounding areas, including the City Centre. Local primary and secondary schools are also located closely to the property, making it ideal for families.

Upon entry, you are welcomed into the Hallway which leads through to the Kitchen with fitted units, Lounge Diner with under stair storage cupboard and Conservatory with sliding doors to the rear garden. The rear garden offers a patio area and laid to lawn.

Stairs lead to landing, FIRST DOUBLE Bedroom with fitted wardrobes and airing cupboard, SECOND DOUBLE Bedroom and Family Bathroom benefitting from a three-piece suite.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this fantastic opportunity- Contact the office now to arrange your viewing!



Entrance Hallway

8'9" x 5'8" approx (2.69 x 1.74 approx)

UPVC double glazed opaque front door. UPVC double glazed opaque window. Laminate flooring.

Lounge Diner

11'8" x 14'6" approx (3.56 x 4.44 approx)

Wooden glazed double glazed French doors opening into Conservatory. Fireplace with marble surround. Wall mounted double radiator.

Conservatory

7'7" x 7'4" approx (2.33 x 2.25 approx)

Wooden double glazed windows. Aluminum double glazed sliding doors opening into rear garden. Tiled flooring.

Kitchen

5'7" x 9'1" approx (1.72 x 2.79 approx)

Range of fitted wall and base units. Stainless steel sink with dual heat tap. Space and point for gas cooker. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Vinyl flooring. Partially tiled walls.

First Floor Landing

7'3" x 5'9" approx (2.22 x 1.76 approx)

Carpeted flooring. Access into Bedrooms 1, 2 & Family Bathroom

Bedroom 1

8'1" x 11'8" approx (2.48 x 3.57 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

Bedroom 2

9'1" x 10'0" approx (2.77 x 3.05 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Fitted Wardrobes. Over stairs storage cupboard housing the boiler tank (0.96 x 1.12 m approx)

Family Bathroom

5'7" x 6'5" approx (1.72 x 1.97 approx)

Three-piece suite comprising of bath with dual heat tap with handheld shower unit above. Sink with dual heat tap.

W/C. Wall mounted radiator. Vinyl flooring. Partially tiled walls.

Rear of Property

Patio area and low maintenance artificial grass. Fencing to the sides.

Council Tax

Local Authority: Nottingham

Council Tax band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.