

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, New Basford, Nottinghamshire NG7 7BA

Guide Price £240,000 - £245,000

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SPACIOUS FAMILY HOME...

Welcome to this four-bedroom mid-terraced family home, ideally located close to an array of amenities including shops, eateries, schools, and excellent commuting links. Upon entering, you're greeted by a well-presented interior, the ground floor boasts two reception rooms. The kitchen diner provides space for family meals, with access to the cellar offering convenient storage solutions. Ascending to the upper levels, you'll find two generously sized double bedrooms on the first floor along with a bathroom and separate W/C, ensuring convenience for the whole family. The top level offers two additional double bedrooms, providing versatility and ample space for a growing family or guests. Outside, the property benefits from a small front garden area with gated access. The rear garden is a true highlight, featuring a large enclosed space complete with two lawns, two patio seating areas ideal for outdoor dining or relaxing, and a variety of plants and shrubs creating a peaceful oasis. Additionally, the outdoor W/C adds convenience.

MUST BE VIEWED





- Terraced House
- Four Double Bedrooms
- Two Reception Rooms
- Kitchen/ Diner
- Bathroom & Separate W/C
- Outdoor W/C
- Cellar
- Large Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 2'11" (max) (4.33m x 0.89m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling and a single door providing access into the accommodation.

Living Room

14'2" x 10'9" (max) (4.32m x 3.29m (max))

The living room has laminate wood-effect flooring, a radiator, coving to the ceiling, a ceiling rose, a feature fireplace and UPVC double-glazed bay window to the front elevation.

Sitting room

13'9" x 11'0" (max) (4.20m x 3.37m (max))

The sitting room has laminate wood-effect flooring, a radiator coving to the ceiling, a ceiling rose, and a UPVC double-glazed window to the rear elevation.

Kitchen/ Diner

17'2" x 8'11" (max) (5.24m x 2.72m (max))

The kitchen/ diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer tap, an integrated oven, an integrated hob, an extractor fan, space and plumbing for a washing machine & tumble dryer, partially tiled walls, tiled flooring, a radiator, access to the cellar, two UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

16'7" x 8'10" (max) (5.06m x 2.71m (max))

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

14'2" x 14'2" (max) (4.33m x 4.32m (max))

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

13'8" x 8'4" (max) (4.18m x 2.56m (max))

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7'1" x 5'3" (max) (2.16m x 1.62m (max))

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, a fitted storage cupboard, partially tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

W/C

7'1" x 2'7" (2.18m x 0.79m)

This space has a low level flush W/C, tiled flooring and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Landing

13'8" x 4'8" (4.17m x 1.44m)

The landing has carpeted flooring, a UPVC double-glazed window to the rear elevation and access to the second floor accommodation.

Bedroom Two

13'10" x 11'3" (max) (4.22m x 3.43m (max))

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the front elevation.

Bedroom Four

13'8" x 8'8" (max) (4.19m x 2.66m (max))

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

BASEMENT

Cellar

21'10" x 14'4" (max) (6.68m x 4.37m (max))

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

The front of the property has a small garden area with gated access.

Rear

To the rear of the property is an enclosed generous-sized garden with two lawns, two patio areas, an outdoor W/C, a range of plants and shrubs and fence panelling.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

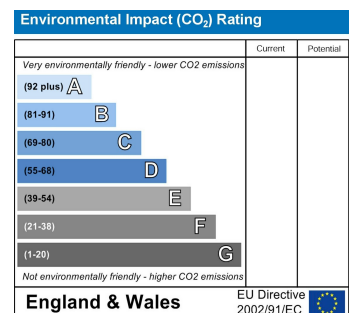
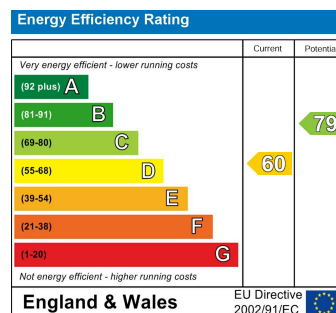
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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