

HoldenCopley

PREPARE TO BE MOVED

Egypt Road, Basford, Nottinghamshire NG7 7GN

Guide Price £160,000

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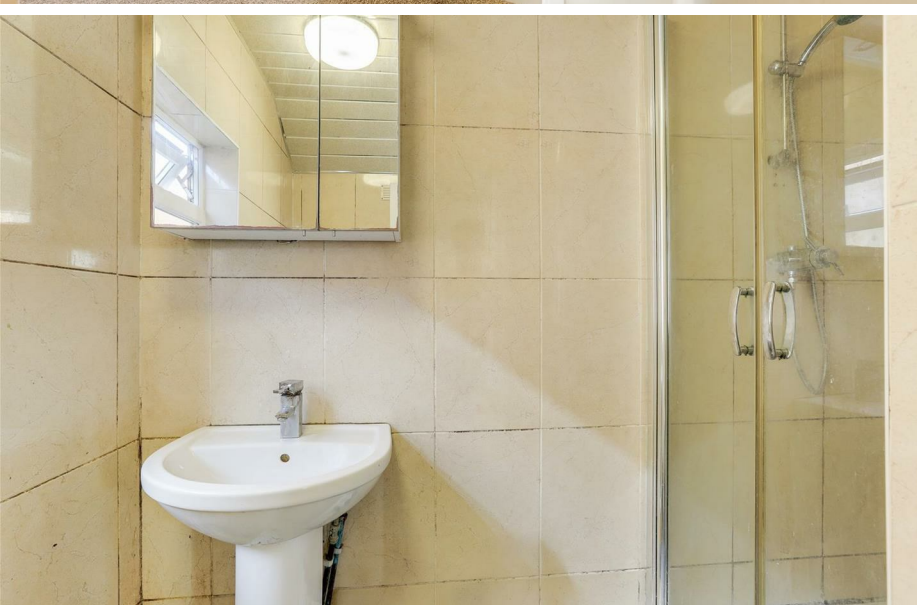
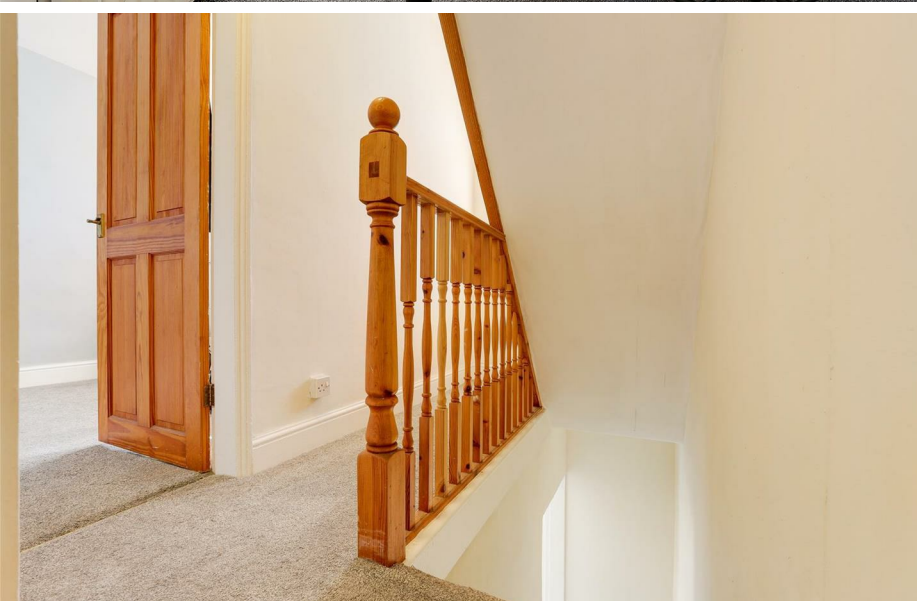
GUIDE PRICE £160,000 - £170,000

THREE STOREY TOWN HOUSE...

Situated in the ever-popular area of Basford, this three-storey townhouse enjoys a prime position just moments away from a wealth of local amenities. With shops, cafes, and convenient transport links all within easy reach, including direct routes into Nottingham City Centre, the location perfectly balances everyday practicality with a vibrant community feel. The property itself offers generous and versatile accommodation arranged across three floors. The ground floor is home to a welcoming living room featuring a bay-fronted window that floods the space with natural light, creating a warm and inviting atmosphere. To the rear, there is a kitchen diner that not only provides plenty of room for both cooking and entertaining but also benefits from direct access to the garden. Completing this level is a well-appointed shower room, adding further convenience. On the first floor, you will find two well-proportioned double bedrooms, both offering comfortable living space and versatility to suit a range of needs. The second floor is dedicated to a further double bedroom, enhanced by en-suite, making it an ideal private retreat. Externally to the front is set behind a lawn complemented by a variety of shrubs, bushes, and mature trees, with the benefit of on-street parking available. To the rear, an enclosed low-maintenance garden provides the perfect spot to relax and unwind, complete with courtesy lighting, secure panelled fencing, and gated access.

MUST BE VIEWED





- Three-Storey Town House
- Three Double Bedrooms
- Living Room
- Fitted Kitchen Diner
- Ground Floor Shower Room
- En-Suite To The Main Bedroom
- Enclosed Rear Garden
- On-Street Parking
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

14'6" x 12'0" (max) (4.44m x 3.67m (max))

The living room has a UPVC double glazed bay window to the front elevation, a fitted base unit, a feature fireplace, a TV point, a radiator, wood-effect flooring.

Kitchen/Diner

11'6" x 10'0" (3.53m x 3.06m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, space for a dining table, a radiator, an in-built cupboard, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Shower Room

7'8" x 6'4" (max) (2.36m x 1.94m (max))

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, and wood-effect flooring.

Back Door

3'3" m x 3'3" (1.00 m x 1.00m)

The back door has wood-effect flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

10'0" x 4'11" (3.07m x 1.52m)

The landing has a UPVC double glazed to the rear elevation, and carpeted flooring.

Bedroom Two

14'6" x 10'0" (max) (4.43m x 3.06m (max))

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

Bedroom Three

10'1" x 9'2" (max) (3.08m x 2.80m (max))

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

SECOND FLOOR

Stairs

8'1" x 2'6" (2.47m x 0.77m)

The stairs have carpeted flooring, and access to the second floor accommodation.

Bedroom One

14'6" x 13'10" (max) (4.44m x 4.23m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, eaves storage, carpeted flooring, and access into the en-suite.

En-Suite

6'7" x 3'11" (2.03m x 1.21m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, access into the loft, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, various planted shrubs, bushes and trees, and on-street parking.

Rear

To the rear of the property is an enclosed low-maintenance garden, courtesy lighting, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

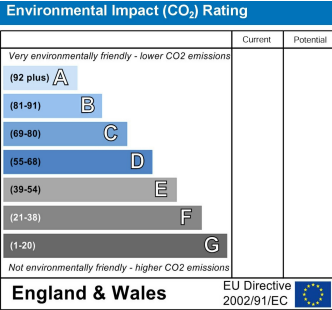
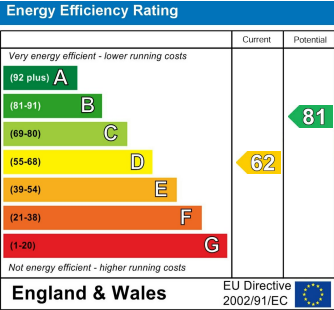
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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