



**DavidJames**  
the estate agent

**Mandalay Street, Basford, Nottingham, NG6 0BH**

**Guide Price £290,000**





# About This Property

GUIDE PRICE £290,000 - £300,000. This well presented period-style semi-detached house is situated at the end of a quiet road in Basford and is being sold with no upward chain. Offering a blend of traditional features and modern living, this home boasts two double bedrooms and a converted loft space with French doors that open onto a balcony, providing a unique outdoor space.

Upon entering, you are greeted by an inviting entrance hall with period-style tiled flooring. The lounge showcases a period-style fireplace with an open grate and benefits from windows on two elevations, filling the room with natural light. The kitchen features solid timber units, wooden worktops, a Belfast sink, space for a range cooker, and original-style tiled flooring, perfect for those who appreciate craftsmanship and character. The open-plan dining room leads into a conservatory with tiled flooring and French doors opening to the rear garden, creating a seamless flow for entertaining.

The converted cellar has been transformed into a cosy cinema room, complete with laminate flooring, an original cold slab, and two windows that allow natural light to pour in. On the first floor, the bathroom includes a white suite with a roll-top bath and shower attachment for a touch of luxury.

Additional benefits include gas central heating, UPVC double glazing, and convenient off-road parking through double gates leading to a driveway and a garage. The enclosed rear garden is designed for ease of maintenance, with decking, raised borders, and a section laid with slate chippings, perfect for relaxing or outdoor dining.

This property offers a rare combination of period charm and modern functionality, making it a must-see for anyone seeking a unique and stylish home in Basford.

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- Period style semi detached house nestled at the end of a road and sold with no upward chain
- Two double bedrooms and a converted loft space with French doors leading to a balcony
- Entrance hall with period style tiled flooring
- Lounge with period style fireplace with open grate and windows to two elevations
- Kitchen with solid timber units and worktops, Belfast sink and space for a range cooler with original style tiled flooring
- Dining room which is open plan to a conservatory with French doors to the rear garden
- Cellar which has been converted into a cinema room with laminate flooring, original cold slab and two windows allowing natural light
- First floor bathroom/WC with white suite and roll top bath and shower off mixer taps
- Double gates lead to a driveway providing off road parking and a garage
- Enclosed rear garden with decking, raised border and low maintenance area with slate chippings











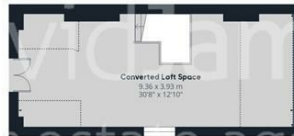
Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 152.48 m<sup>2</sup>  
 1641.28 ft<sup>2</sup>

Reduced headroom  
 11.31 m<sup>2</sup>  
 121.74 ft<sup>2</sup>

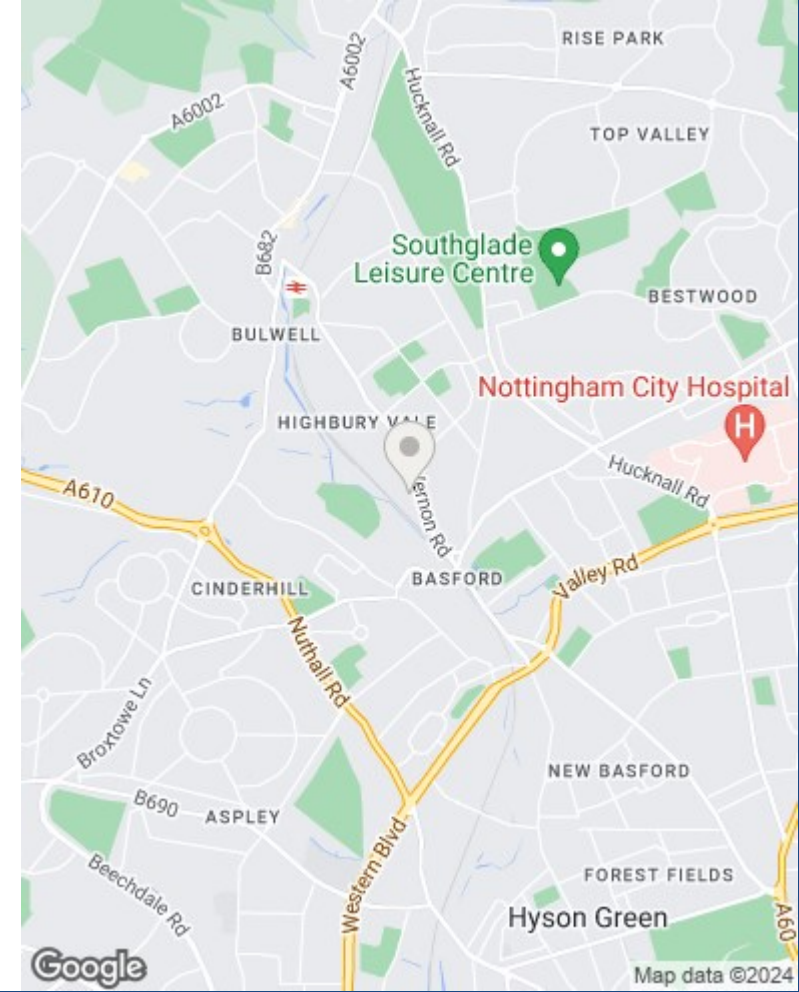
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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