



13 Regent Street, New Basford – NG7 7BJ

Guide Price **£360,000**

DavidJames
the estate agent



13 Regent Street

New Basford, Nottingham

GUIDE PRICE £375,000-£400,000 5-bed home set across 3 floors with huge potential - close to the City Centre! 2 receptions, dining kitchen and an updated bathroom plus ample off-street parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Five bedroom home set across three floors with lots of room for personalisation and to add future value
- Convenient location close to schools, transport links to the City Centre and local amenities
- Generous lounge/dining room with sliding patio doors
- Bright second reception room with large bay window and high ceilings
- Open-plan kitchen and dining area offering fantastic scope for a modern family hub
- Separate utility room providing with plumbing for a potential wet room
- Useful cellar offering potential, versatility and storage space
- Stylish updated family bathroom with marble-style tiling, overhead shower plus potential for an en-suite off bedroom two (with plumbing available)
- Additional loft space accessible by hatch and ladders
- Front hardstanding parking leading to a large block-paved courtyard







Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

213.5 m²

2297 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.