

13 Regent Street, New Basford - NG7 7BJ
Guide Price £360,000









## 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!

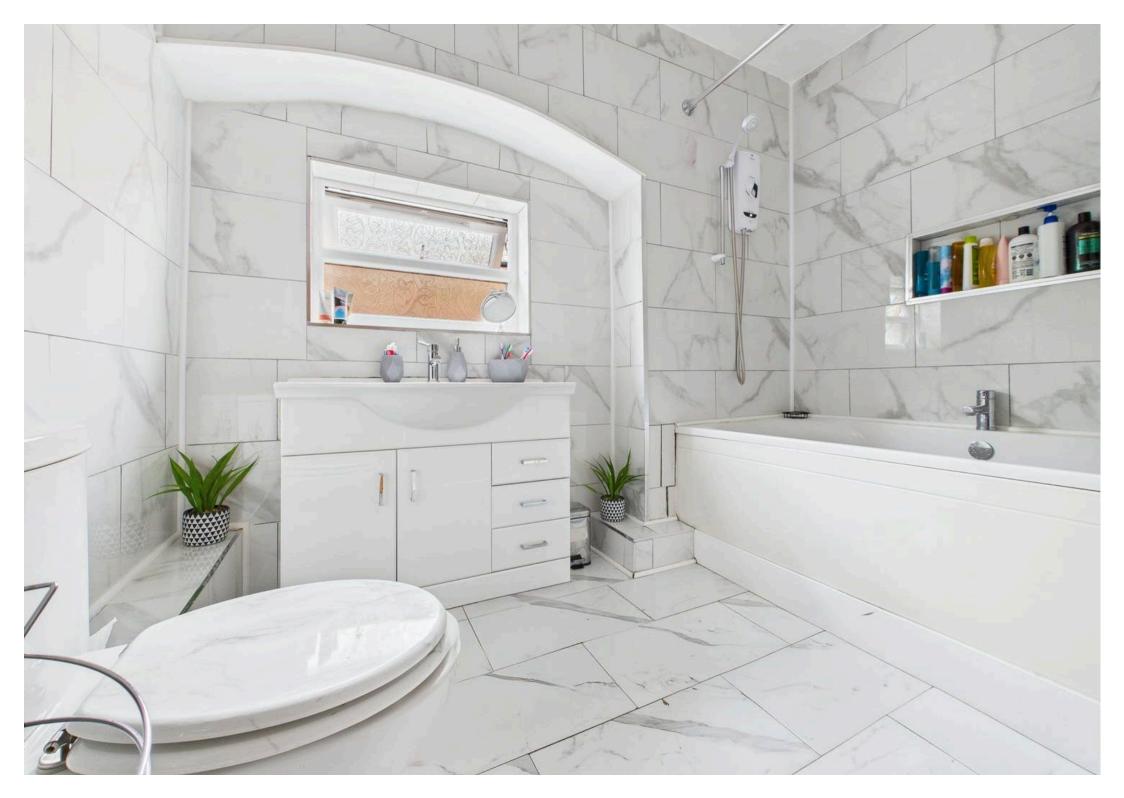
Council Tax band: B

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 blockpaved courtyard















## **David James Estate Agents**

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