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DavidJames
the estate agent

Thorneywood Mount, Nottingham, NG3 2PY

Guide Price £200,000

About This Property

TWO ONE BEDROOM FLATS FOR SALE IN A CONVERTED DETACHED HOUSE.

This traditional detached house, separated into self-contained ground floor and first floor flats, offers a unique investment opportunity. Complete with a basement storage area, this property is sold with no upward chain.

The ground floor flat features a hallway leading to a lounge with a window to the front elevation. The bedroom, boasts a bay window to the rear elevation. The kitchen is equipped with an integrated oven and hob, and the shower room includes an electric shower.

Upstairs, the first floor flat is accessed via its own entrance hall, stairwell, and landing. It includes a lounge and a double bedroom. The kitchen is fitted with an integrated oven, hob, and extractor, and the shower room/WC, although currently without a shower, offers potential for easy upgrades.

Both flats benefit from separate combination gas central heating systems and UPVC double glazing.

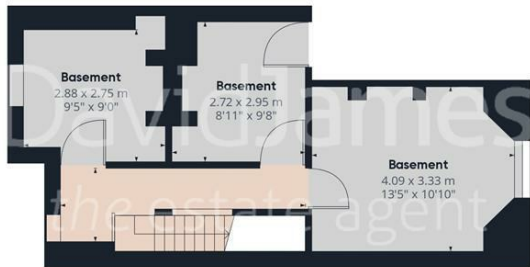
An independent door to the rear of the property provides access to the basement, which offers flexible storage options or the possibility of additional accommodation for the ground floor flat, enhancing the property's versatility.

Externally, a tarmac driveway to the side of the property provides convenient off-road parking. There is a private lawned rear garden and views from the rear St Anns add to the appeal.

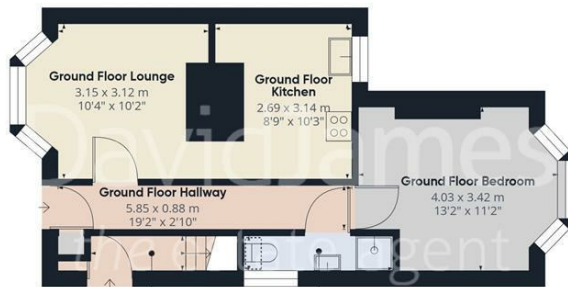


- Traditional detached house which has been separate into self contained ground floor and first floor flats with a basement storage area
- Ground floor flat with hallway and lounge with any window to the front elevation as well as one bedroom with a bay window to the rear elevation
- Ground floor flat with kitchen with integrated oven and hob and shower room with electric shower
- First floor flat with entrance hall, stairwell and landing as well as a lounge and double bedroom
- First floor flat with kitchen with integrated oven, hob and extractor and shower room/Wc (currently no shower)
- Separate combination gas central heating and UPVC double glazing to both flats
- Basement (accessed via independent door to the rear) which could provide storage or more accommodation options for the ground floor flat
- Tarmac driveway to the side of the property provides off road parking, private lawned rear garden to the rear elevation
- Views across St Anns to the rear elevation
- Sold with no upward chain

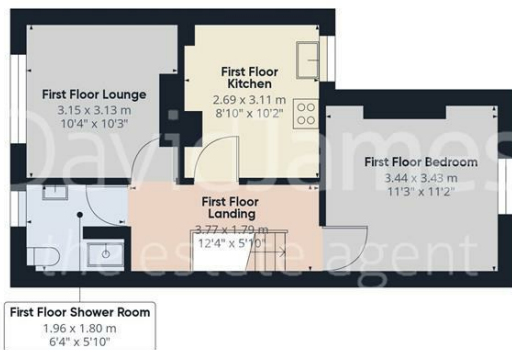




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

117.81 m²
1268.11 ft²

Reduced headroom

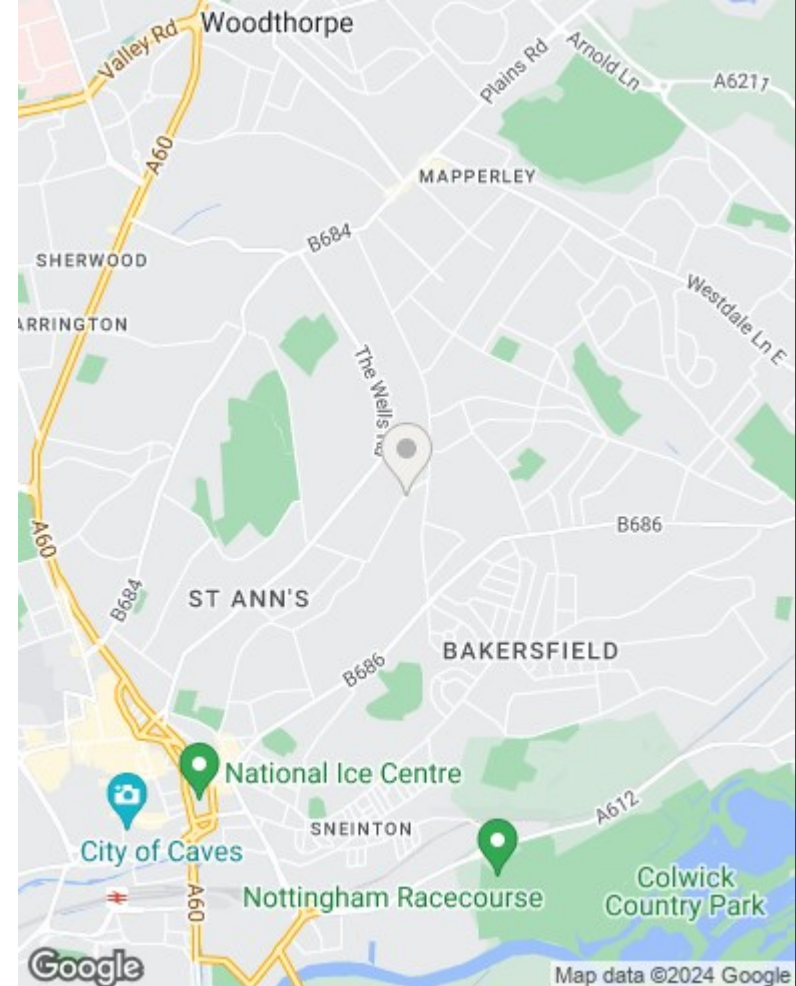
0.25 m²
2.66 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

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Council Tax Band: A
Nottingham City Council
Freehold

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