



Wordsworth Road  
Nottingham NG7 5QU

A WELL PRESENTED TWO BEDROOM END  
TERRACE PROPERTY SITUATED IN  
NOTTINGHAM

**£160,000 Freehold**

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@robertellisea



**\*\* MUST VIEW \*\* DO NOT MISS OUT \*\* PERFECT FOR FIRST TIME BUYERS OR INVESTORS \*\***

Robert Ellis Estate Agents are delighted to bring to the market this well presented TWO BEDROOM END TERRACE PROPERTY situated in Nottingham

The property is situated within close proximity to local, schools, shops and transport links which takes you in and out of the City

In brief the property internally comprises of two reception rooms, kitchen, under the stairs office space, TWO DOUBLE BEDROOMS and a bathroom.

Externally the property offers on road parking, outside storage which houses the WC and a rear courtyard.

An early viewing is highly recommended to appreciate the accommodation on offer!



### Dining Room

11'11" x 11'8" approx (3.65 x 3.56 approx)

Entrance door to the front elevation leading into Dining Room. Sash windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Built-in storage cupboard housing meters. Internal door leading into Living Room

### Living Room

11'10" x 12'2" approx (3.63 x 3.72 approx)

Sash windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Internal doors leading into Kitchen, Office Space / Storage Cupboard and to the staircase leading to the First Floor Landing

### Office Space / Storage Cupboard

3'4" x 2'9" approx (1.04 x 0.85m approx)

Built-in under the stairs office space. Power points for useful for office.

### Kitchen

9'10" x 7'1" approx (3.01 x 2.18 approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units, providing ample storage space, incorporating worksurfaces over. Stainless steel sink and drainer unit with dual heat tap above. Integrated electric oven. 4 ring ceramic hob and extractor fan. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Access door to the side elevation leading to the enclosed rear garden.

### First Floor Landing

Carpeted flooring. Wall mounted radiator. Ceiling light points. Loft access hatch. Internal doors leading into Bedroom 1,2 and Family Bathroom

### Bedroom 1

12'0" x 11'7" approx (3.66 x 3.55 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

12'2" x 8'10" approx (3.73 x 2.71 approx)

Single glazed sash window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

### Family Bathroom

9'10" x 7'1" approx (3.01 x 2.16 approx)

Double glazed window to the rear elevation. Lino flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Extractor fan. Modern 3 piece suite comprising of a panel bath with dual heat tap with a mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC. Built-in storage cupboard

### Rear of Property

To the rear of the property there is an enclosed courtyard with brick wall and fencing surrounding.

### Outside WC / Store

6'11" x 5'0" approx (2.11 x 1.54 approx)

Further storage space

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

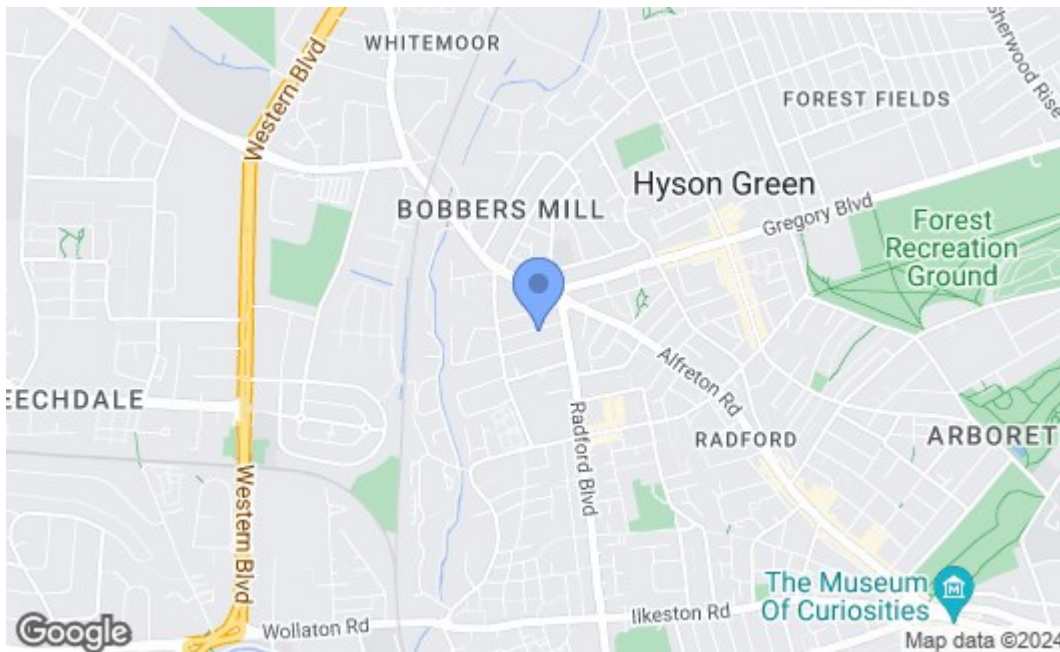
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.