



**Wallis Street
Basford, Nottingham NG6 0EP**

A TWO DOUBLE BEDROOM, END OF TERRACE FAMILY HOME SITUATED IN BASFORD, NOTTINGHAM.

Guide Price £170,000 - £180,000 Freehold



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Robert Ellis Estate Agents are thrilled to present this charming two double-bedroom end-terrace property, located in Basford, Nottingham. Ideal for first-time buyers or buy-to-let investors, this home offers a fantastic opportunity in a prime location.

The property is conveniently situated near City Hospital, Vernon Park, and Bulwell High Road, with excellent transport links including nearby tram services and bus routes such as the 54, 53, and L14.

Internally, the home features a welcoming lounge, a spacious dining room, a well-appointed kitchen, two generously sized double bedrooms, and a good size bathroom.

The property also benefits from modern conveniences such as UPVC double glazing and a brand new boiler, installed in July 2024.

We highly recommend scheduling an early viewing to fully appreciate the quality and potential of this delightful property.



Lounge

12'0" x 10'3" approx (3.66 x 3.13 approx)

UPVC double glazed door to the front elevation leading into the lounge. Double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. TV point. Internal door leading into the dining room.

Dining Room

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

Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Coving to the ceiling. Under the stairs storage cupboard. Internal doors leading into the kitchen and up to the first floor landing.

Kitchen

11'9" x 6'5" approx (3.59 x 1.96 approx)

Double glazed door and window to the side elevation. Tiled flooring. Wall mounted radiator. Range of wall base and drawer units incorporating work surfaces over. Sink and drainer unit with dual heat tap. 4 ring induction hob with extractor unit above. Integrated electric oven. Space and plumbing for a washing machine

First Floor Landing

Carpeted flooring. Access into the bedroom 1, 2 and family bathroom

Bedroom 1

12'0" x 11'3" approx (3.68 x 3.44 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard with access to the loft.

Bedroom 2

11'11" x 9'1" approx (3.64 x 2.78 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

Family Bathroom

Double glazed window to the rear elevation. Tiled splash backs. Wall mounted radiator. 3 piece suite comprising a bath with hot and cold taps and a mains fed shower above, hand wash basin with hot and cold taps and a WC. Built-in airing cupboard.

Front of Property

To the front of the property there is a small yard, surrounded by walls and on road parking.

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, pebble areas, a outside store with fencing surrounding.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

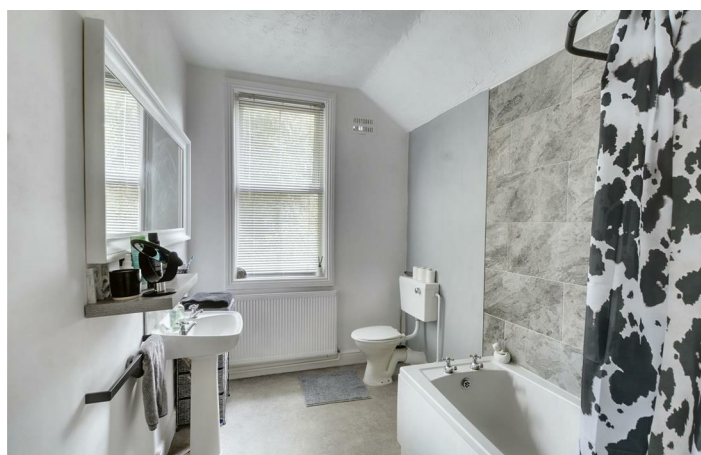
Flood Risk: No flooding in the past 5 years

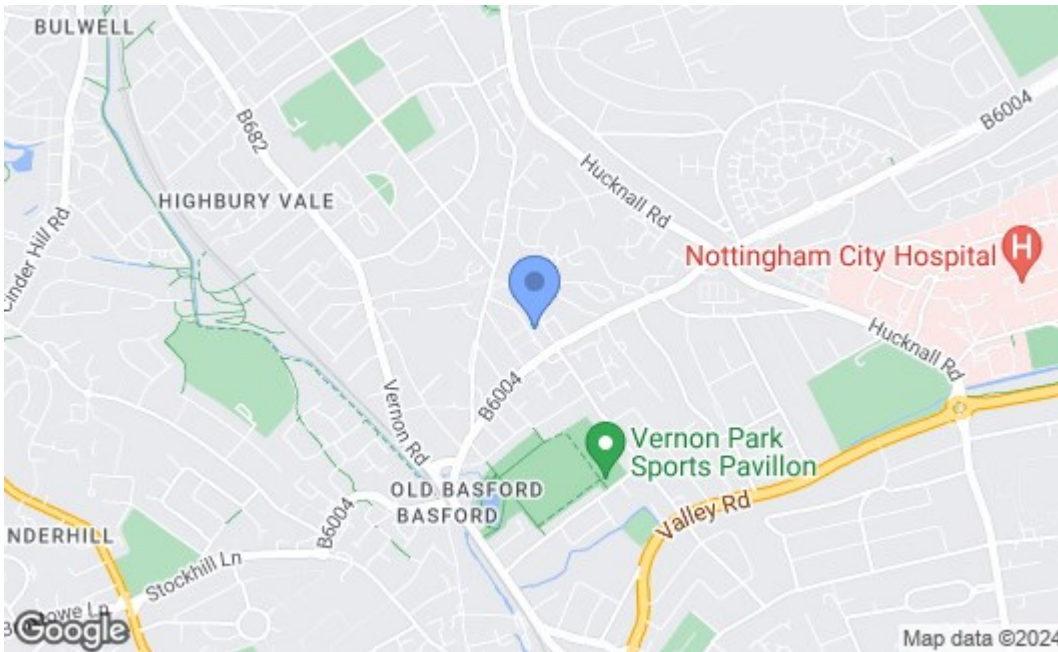
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.