



Sandon Street  
New Basford, Nottingham NG7 7AN

A TWO BEDROOM EXTENDED SEMI  
DETACHED PROPERTY SITUATED IN NEW  
BASFORD, NOTTINGHAM.

**Guide Price £185,000 Freehold**





\*\*\* GUIDE PRICE £185,000 - £195,000 \*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this TWO bedroom, semi-detached family home located in New Basford, Nottingham. The property is located with excellent direct access to Nottingham city centre whilst being close to the ring road and Nottingham City Hospital.

Deriving the benefits of refitted gas central heating, UPVC double glazing and a rear extension.

Upon entry, you are welcomed into the entrance hallway which leads into the open plan living room/dining room this in turn leads to the extended fitted kitchen with a door leading into the cellar for additional storage and French doors leading out to the enclosed garden at the rear. On the first floor, we have TWO DOUBLE bedrooms and a separate family bathroom.

To the front of the property there is a walled low maintenance garden. To the rear, there is an enclosed landscaped decorative garden.

Selling with the benefit of NO UPWARD CHAIN. Viewing comes highly recommended, contact the office today to arrange your viewing.



### Entrance Hallway

2'9 x 16'9 approx (0.84m x 5.11m approx)

Glazed door to the front, coat hooks providing further storage, wall mounted radiator, ceiling light point, stairs to the first floor and panelled door to:

### Open Plan Living/Dining Room

25'5 x 11'3 approx (7.75m x 3.43m approx)

This spacious open plan living/dining room benefits from having a bay window to the front with additional window to the side providing ample natural daylight, two ceiling light points, two wall mounted radiators, gas fireplace and panelled door to:

### Kitchen

14'5 x 7'7 approx (4.39m x 2.31m approx)

With a range of matching wall and base units incorporating a laminate work surface over, integrated oven with four ring gas hob above and extractor hood over, stainless steel sink with swan neck mixer tap, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, wall mounted double radiator, laminate flooring, tiled splashbacks, double glazed window to the rear with double glazed French doors leading to the rear garden, ceiling light point, panelled door to:

### Cellar

14'6 x 11'6 approx (4.42m x 3.51m approx)

Electric meter and consumer unit, gas point, light and power. The cellar is split into two separate storage rooms.

### First Floor Landing

Ceiling light point, loft access hatch with ladders, wall mounted radiator, built-in cupboard over the stairs providing useful additional storage. Panelled doors to:

### Bedroom 1

14'7 x 11'6 approx (4.45m x 3.51m approx)

Two UPVC double glazed windows to the front, ceiling light point, wall mounted radiator.

### Bedroom 2

11'7 x 8'7 approx (3.53m x 2.62m approx)

Window to the rear, ceiling light point, wall mounted radiator, airing/storage cupboard housing the Ideal combination boiler.

### Bathroom

8'4 x 6'7 approx (2.54m x 2.01m approx)

Three piece suite comprising of a panelled bath, walk-in shower enclosure with Triton shower over, pedestal wash hand basin, low flush w.c., window to the side, wall mounted radiator, linoleum flooring, ceiling light point.

### Attic

The loft space has been boarded and provides dry storage space, offering further potential to extend and develop, subject to a buyers needs and requirements and permissions.

### Outside

To the front of the property there is a small landscaped decorative garden with a pathway to the front entrance door, access to the side and mature shrubs to the boundaries.

To the rear there is a larger than average enclosed garden with a wall and hedges to the boundaries and a large patio area.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

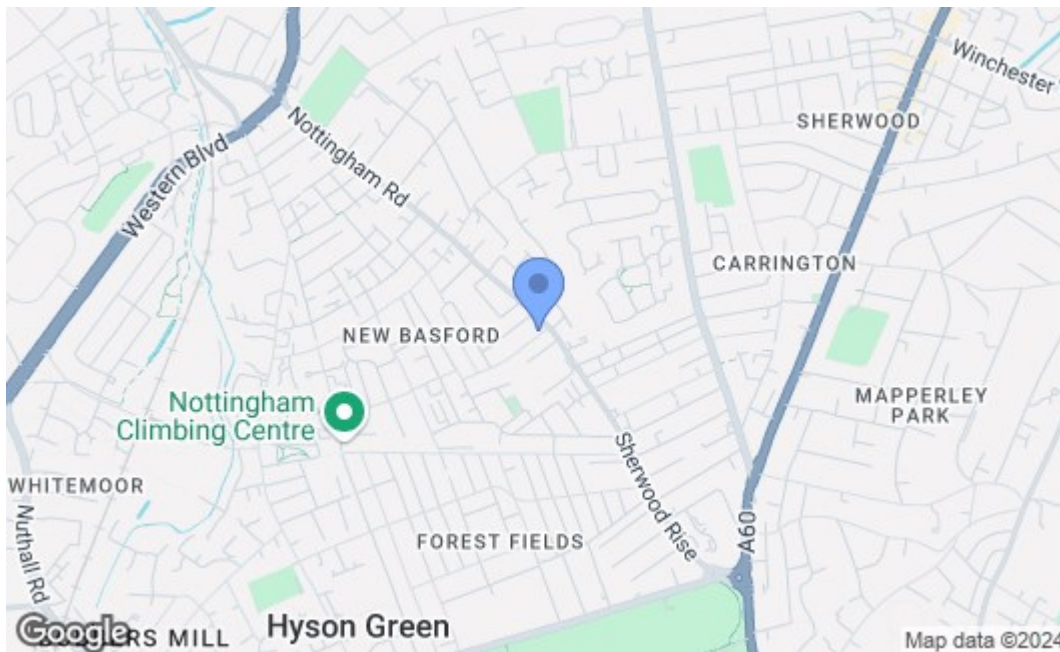
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.