



**Staplehurst Drive  
Basford, Nottingham NG5 1NY**

A THREE BEDROOM SEMI-DETACHED  
FAMILY PROPERTY CLOSE TO THE CITY  
HOSPITAL

**Guide Price £180,000 Freehold**





\*\*\*GUIDE PRICE £180,000 - £185,000\*\*\* A THREE BEDROOM SEMI-DETACHED HOME WITH NO UPWARD CHAIN – CLOSE TO THE CITY HOSPITAL

Robert Ellis are pleased to bring to the market this well-proportioned three bedroom semi-detached property, ideally suited to first-time buyers or buy-to-let investors. Situated in a popular residential area of Basford, the property is within easy reach of Nottingham City Hospital and Nottingham City Centre, offering excellent transport links and local amenities.

The accommodation benefits from gas central heating, double glazing, and comprises an entrance hall, a spacious dining kitchen, and a bright living room. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property enjoys a lawned front garden and a generous enclosed garden to the rear—perfect for families or those who enjoy outdoor space.

Offered to the market with no upward chain, early viewing is highly recommended to appreciate the accommodation and location on offer.



### Entrance Hallway

UPVC double glazed door to the side elevation, staircase leading to the first floor landing, ceiling light point, electrical consumer unit with panelled doors leading off to:

### Living Room

14'02" x 11'01" approx (4.32m x 3.38m approx)

UPVC double glazed picture window to the front elevation, ceiling light point, four bar gas fire with chimney recesses, wall mounted double radiator, panelled door leading through to fitted kitchen.

### Fitted Kitchen

8'05" x 14'01" approx (2.57m x 4.29m approx)

With a range of matching wall and base units incorporating laminate worksurfaces above, 1 1/2 bowl stainless steel sink with mixer tap over, space and point for freestanding gas cooker, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, space and point for freestanding fridge freezer, wall mounted double radiator, ceiling light point, two UPVC double glazed windows to the rear elevation with UPVC double glazed door providing access to the enclosed garden, ample space for dining table, extractor unit, tiled splashbacks, panelled door leading to under-stairs pantry.

### Pantry

2'11" x 6' approx (0.89m x 1.83m approx)

UPVC double glazed window to the side elevation, ceiling light point, shelving for additional storage space.

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

### Bedroom One

10'5" x 10'2" approx (3.18m x 3.10m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors.

### Bedroom Two

10' x 10'2" approx (3.05m x 3.10m approx)

UPVC double glazed window to the rear elevation with picturesque views over neighbouring allotments, wall mounted radiator, ceiling light point, built-in wardrobes with sliding mirrored doors, airing cupboard housing hot water cylinder and shelving for further storage.

### Bedroom Three

7' x 8' approx (2.13m x 2.44m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Family Bathroom

6'07" x 6'07" approx (2.01m x 2.01m approx)

White three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, wall mounted radiator, ceiling light point, UPVC double glazed window to the front elevation, tiled splashbacks, part-panelling to the walls.

### Outside

#### Front of Property

To the front of the property there is a garden laid to lawn, hedging to the front boundary, pathway leading to the side entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden featuring fencing and hedging to the boundaries, pathway to the rear entrance door, outdoor store, patio area, garden laid to lawn, a range of mature plants and shrubbery planted to the borders.

### 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 1800mbps

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
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.