



**Chelmsford Road  
, Nottingham NG7 7EP**

**£190,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
SEMI DETACHED HOME FOR SALE!



Robert Ellis Estate Agents are thrilled to present this charming three-bedroom semi-detached home, perfectly positioned in the ever-popular area of New Basford, Nottingham. Offering superb access into Nottingham city centre, excellent transport links via the ring road, and close proximity to Nottingham City Hospital, this property combines convenience with comfortable family living.

Step inside and you are greeted by a welcoming entrance hallway that flows into a bright and spacious living room, a separate dining room ideal for family meals or entertaining, and a well-appointed fitted kitchen. From the kitchen, a door opens into the rear lean-to, complete with a ground-floor W/C. The lean-to then provides direct access out to the private, enclosed rear garden—an ideal spot for relaxing or enjoying time outdoors.

Upstairs, the first floor offers three well-proportioned bedrooms along with a modern family bathroom, creating a practical layout that suits a variety of buyers.

The property is complemented by a walled front garden and a secure, enclosed garden to the rear, adding both kerb appeal and outdoor enjoyment.

Offered to the market with no upward chain, this fantastic home is ready for its next chapter. Early viewing is strongly advised—contact our office today to secure your appointment.



## Entrance Hallway

UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising linoleum flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

## Living Room

9'28 x 13'20 approx (2.74m x 3.96m approx)  
UPVC double glazed bay window to the front elevation, wall mounted radiator, feature fireplace.

## Dining Room

12'47 x 13'23 approx (3.66m x 3.96m approx)  
Linoleum flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, door leading through to the kitchen.

## Kitchen

12'56 x 7'56 approx (3.66m x 2.13m approx)  
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, cupboard housing the boiler, space and plumbing for a washing machine, integrated fridge freezer, electric oven with induction hob above and extractor hood over, tiled splashbacks, tiled flooring, UPVC double glazed window to the rear elevation, door leading through to the conservatory.

## Conservatory

9'08 x 9' approx (2.95m x 2.74m approx)  
Door giving access to the rear garden, double glazed windows surrounding, laminate flooring, door to downstairs WC.

## Downstairs WC

## First Floor Landing

Carpeted flooring, doors leading off to:

## Bedroom One

13'17 x 9'57 approx (3.96m x 2.74m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

## Bedroom Two

10'12 x 12'40 approx (3.05m x 3.66m approx)  
UPVC double glazed window to the side elevation, wall mounted radiator, built-in storage, carpeted flooring.

## Bathroom

UPVC double glazed window to the side elevation, WC, tiled splashbacks, handwash basin with separate hot and cold taps, bath with separate hot and cold taps with electric shower over.

## Bedroom Three

7'60 x 8'53 approx (2.13m x 2.44m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

## Outside

### Front of Property

To the front of the property there is a pathway leading to the entrance door, gated access to the rear of the property, walled boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and steps leading to a lawned area, hedging and fencing to the boundaries.

### 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 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

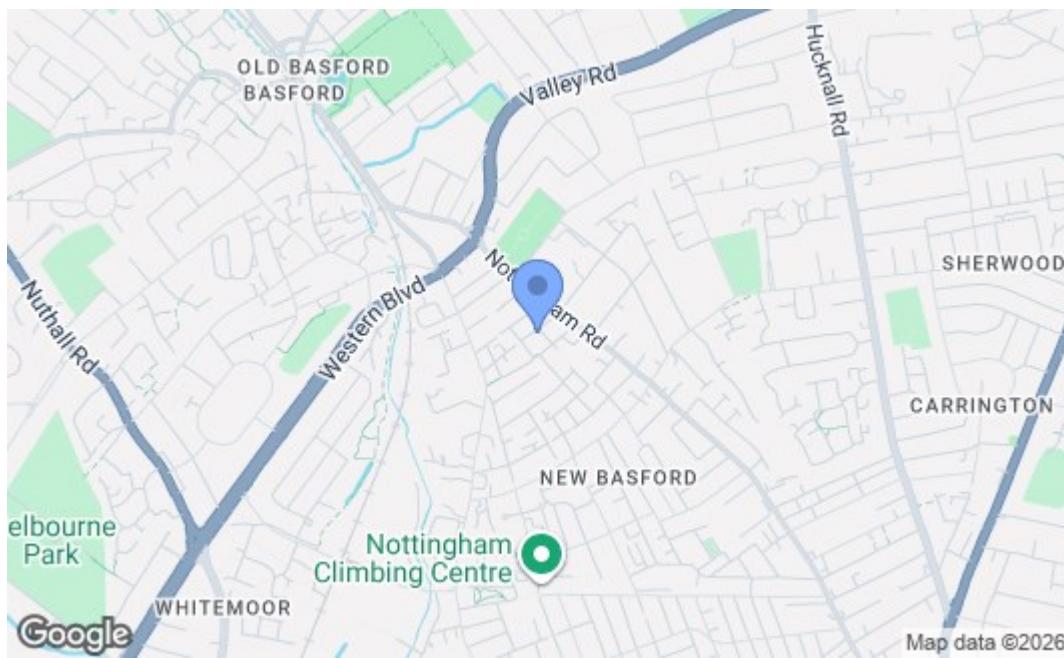
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

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

EU Directive 2002/91/EC

#### England & Wales

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.