



13 Hollis Street, Nottingham, Nottinghamshire, NG7 7AS

Offers In The Region Of £160,000

- Mid Terrace Property
- Cellar
- Lounge
- Utility Room
- Excellent Transport Links
- Three Bedrooms
- Excellent Living Accomodation
- Dining Kitchen
- Original Features
- Ideal Investment Opportunity

13 Hollis Street, Nottingham NG7 7AS

Introducing a fantastic opportunity to acquire this three bedroom mid terraced property that offers so much character!

Offering a generous living space spread across three floors and with the added bonus of a cellar which is divided into two sections providing an excellent storage space.

This property briefly comprises of a lounge, dining kitchen and utility room to the ground floor. To the first floor there are two bedrooms and a family bathroom whilst to the second floor there is an excellent sized third bedroom with additional storage space. Outside opens up onto a rear yard and further garden.

The property is situated in the prime location of New Basford area, boasting easy access to Nottingham City Centre with excellent transport links and being close to local amenities.

This property really must be viewed to appreciate the accommodation being offered. Call us now on 0115 9474330 to appreciate the accommodation being offered for sale.



Council Tax Band: A



GROUND FLOOR

Lounge

10'10" x 11'9"

Enter via UPVC double glazed door. Window to the front elevation. Feature Fireplace. Wooden flooring and painted walls.

Dining Kitchen

15'3" x 10'9"

Window to the rear elevation. Fitted units with rolled edge work surfaces, stainless steel sink and drainer. Original tiled flooring. Access to utility room.

Utility Room

5'10" x 5'7"

Door to side giving access to rear yard and further garden area. Window to side elevation. Rolled edge work surfaces, under-counter space for washing machine and tumble dryer.

FIRST FLOOR

Bedroom One

12'0" x 14'0"

Window to the front elevation. Original feature fireplace, wooden flooring.

Bedroom Two

11'10" x 7'11"

Window to the rear elevation. Wooden flooring.

Family Bathroom

11'10" x 5'9"

Window to the rear elevation. Fitted with a matching three piece suite comprising of wc. pedestal wash hand basin and panelled bath with shower over.

SECOND FLOOR

Bedroom Three

14'11" x 14'1"

Window to the front elevation. An excellent sized bedroom with original feature fireplace, wooden flooring and further storage space into the eaves.

EXTERNALLY

Rear Garden

To the rear of the property there is a yard area with a brick built outbuilding. Gated access leading to a further rear garden which is accessed by steps with hedge and walled boundaries. Secure gated access to the side of the property.







Directions

Hollis Street is located off Nottingham Road/B682

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	