



Bancroft Street, NOTTINGHAM NG6 9HF

welcome to

Bancroft Street, NOTTINGHAM

- Traditional Mid Terraced House
- Three Bedrooms
- Gas Central heating
- UPVC Double Glazing
- Two Reception Rooms & Cellar

Tenure: Freehold EPC Rating: D

offers in the region of

£165,000

Lounge

12' 2" x 12' (3.71m x 3.66m)
Double glazed entrance door, double glazed window to the front elevation, radiator, feature fireplace and surround housing an electric fire.

Dining Room

12' 2" x 11' 9" (3.71m x 3.58m)
With a feature fireplace and surround housing an electric coal effect fire, radiator, built-in pine corner cupboard, UPVC double glazed French doors overlooking and leading to the rear garden, stairway access to the first-floor accommodation.

Cellar

Access from the dining room to a two-compartment cellar which provides useful and useable storage space.

Kitchen

11' 5" x 5' 5" (3.48m x 1.65m)
Fully fitted with a range of modern base and wall units including a single drainer sink with mixer tap, integrated oven and hob with extractor canopy, plumbing for automatic washing machine, wall mounted gas central heating boiler (fitted October 2024) two double glazed windows to the side elevation.

First Floor

Landing.

Bedroom Two

12' 2" x 11' 9" (3.71m x 3.58m)
A double room with double glazed window to the front elevation and radiator.

Bedroom Three

12' 2" x 6' 2" (3.71m x 1.88m)
With a double-glazed window to the rear elevation, radiator and built in storage cupboard space.

Bathroom

Fitted with a traditional white three-piece suite including Wc, hand basin and Bath with electric over-bath shower, radiator and double-glazed window.

Bedroom One (Second Floor)

14' 5" x 9' 2" (4.39m x 2.79m)
Spacious second floor bedroom with radiator and sky-light window.

Outside

To the rear of the property a courtyard with rear pedestrian access along with a slab paved garden which is enclosed for privacy by hedge and fence borders.



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Property Ref:

BUL110347 - 0004

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