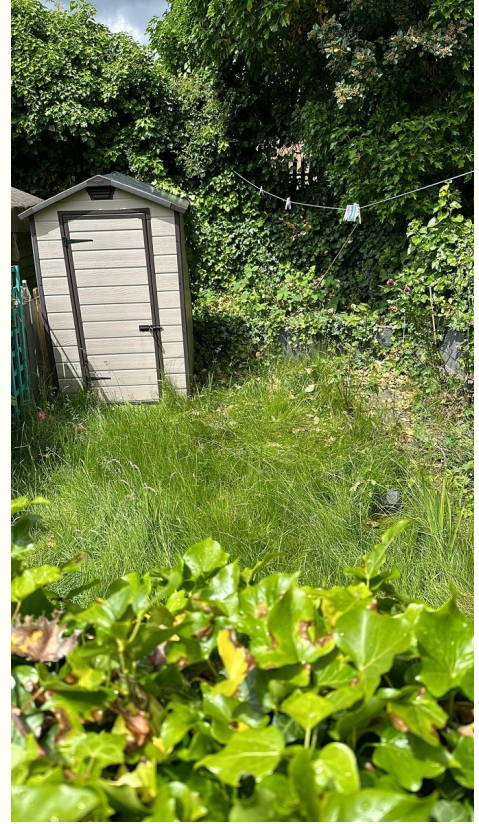


TANNERS

**35 Isandula Road, Basford,
Nottingham NG7 7ER**



**Price Guide:
£120,000**

A Traditional centre terraced house forming part of this old established residential locality within easy reach of Nottingham City Centre and the Nottingham Ring Road, an opportunity for investment or owner occupation.

28-30 Pelham Street, Nottingham NG1 2EG

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Directional Notes

The property can be approached by travelling out of the Nottingham City Centre along Sherwood Rise into Nottingham Road, turning left onto Isandula Road opposite Sainsbury's supermarket. Alternatively travel along the Western Boulevard / Valley Road Ring Road turning into Nottingham Road, Isandula Road is a short distance on the right-hand side.

Description

A traditional 2-storey centre terraced house forming part of this old established residential locality within easy reach of Nottingham City Centre by road or bus route, conveniently located near to Sainsbury's supermarket on Nottingham Road and other facilities.

The internal accommodation is generally well presented having two reception rooms, a kitchen and bathroom / toilet on the ground floor and 2 bedrooms on the first floor. There is the benefit of gas fired central heating and double glazing throughout and at the rear beyond the yard is a small enclosed garden.

The property would be suitable for investors, having a rental history, or owner occupation.

Accommodation

Ground Floor

Living room – 3.65m x 3.4m, laminate floor, radiator.

Kitchen – 3.26m x 2.15m fitted with a range of wall cupboards and base units having wood effect door and drawer fronts, incorporating stainless steel sink unit.

Bathroom - with panelled bath (shower over bath) pedestal wash basin, radiator

Separate **toilet** with low suite W/C, radiator

First floor

Bedroom 1 3.65m x 3.4m, radiator

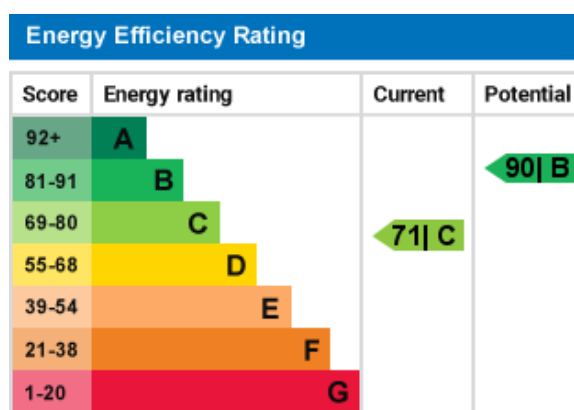
Bedroom 2 3.12m x 2.6m, radiator, cupboard housing Baxi gas fired combination boiler

Outside

Enclosed rear yard, common pedestrian access, small enclosed garden beyond

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



Council Tax:

£1686.46 2024/2025 Nottingham City Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

email: tanners@tannersproperties.co.uk

Council Tax Band – A £1686.46 2024/25

Viewing by appointment

Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.