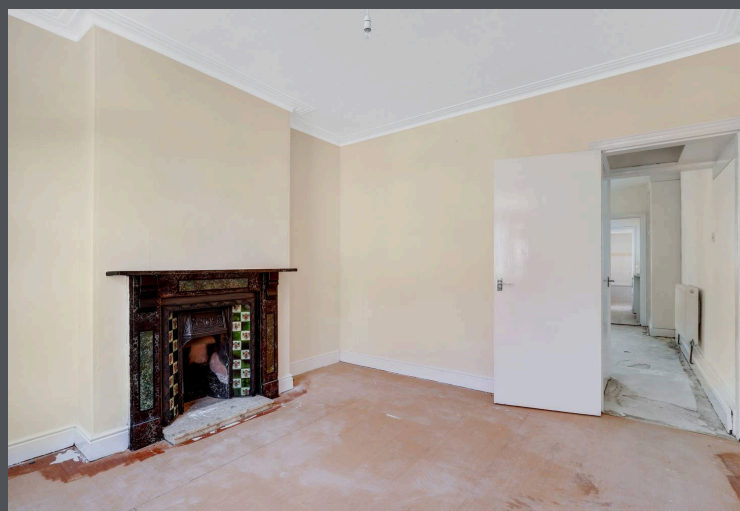




148 Ewart Road, Nottingham

£130,000 – £140,000 Freehold

Mid Terrace House • Two Double Bedrooms • Two Reception Rooms • Galley-Style Kitchen • Ground Floor Bathroom • Cellar Split Into Two • Low Maintenance Courtyard • Sold As Seen • Convenient Location • Must Be Viewed



GUIDE PRICE: £130,000-£140,000

NO UPWARD CHAIN...

This mid-terrace home presents an excellent opportunity for investors, first-time buyers, or anyone looking to create a home tailored to their own taste and style. Offered to the market with **no upward chain**, the property is full of potential and enjoys a highly convenient location within easy reach of **Nottingham City Centre**, excellent **bus and tram links**, local shops, schools, and a wide range of everyday amenities, making it ideal for commuters and those seeking easy access to everything the city has to offer. The ground floor comprises an entrance into the front reception room, complete with a feature fireplace, which leads through to a second versatile reception room offering ample space for both living and dining. To the rear is a fitted kitchen with access through to the ground floor bathroom, fitted with a three-piece suite. To the first floor, the landing provides access to **two generously sized double bedrooms**, both offering excellent proportions and plenty of natural light. The property also benefits from a **cellar split into two separate rooms**, providing valuable storage space or scope for further use, subject to the necessary permissions. Externally, there is **on-street parking** to the front, while the rear enjoys a **low-maintenance courtyard** passage. Offering fantastic potential in a well-connected location, this is an opportunity not to be missed for those looking to add value and transform a property into a wonderful home.

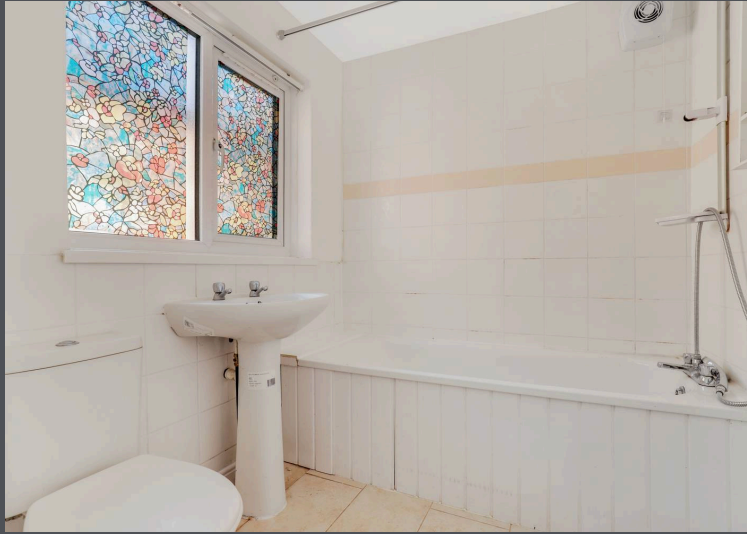
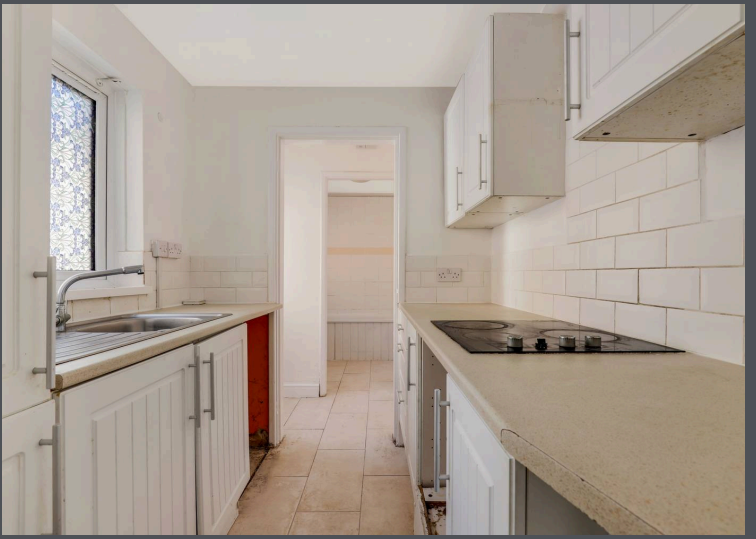
MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

Living Room

11' 3" x 11' 2" (3.43m x 3.40m)

The living room has a UPVC double glazed window to the front elevation, exposed flooring, coving to the ceiling an original open fireplace, a radiator and a single composite door providing access into the accommodation.

Dining Room

12' 3" x 11' 2" (3.74m x 3.41m)

The dining room has a UPVC double glazed window to the rear elevation, exposed flooring, a feature brick mantelpiece, a radiator, in-built storage cupboard and access to the cellar.

Kitchen

6' 4" x 7' 9" (1.93m x 2.35m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, space for an oven, an electric hob, space and plumbing for a washing machine, tiled flooring, tiled splash back and a UPVC double glazed window to the side elevation.

Rear Porch

6' 2" x 2' 8" (1.87m x 0.82m)

This space has tiled flooring and a single composite door providing access to the rear garden.

Bathroom

6' 1" x 6' 6" (1.86m x 1.98m)

The bathroom has a low level dual flush WC, a pedestal washbasin, a panelled bath with an overhead shower fixture, an extractor fan, partially tiled walls, tiled flooring and a UPVC double glazed window to the side elevation.

BASEMENT LEVEL

Cellar One

11' 4" x 5' 8" (3.46m x 1.72m)

Cellar Two

11' 4" x 5' 3" (3.46m x 1.61m)

This cellar space has lighting.

FIRST FLOOR

Landing

2' 8" x 2' 6" (0.82m x 0.77m)

The landing has exposed flooring and provides access to the first floor accommodation.

Master Bedroom

11' 3" x 11' 2" (3.43m x 3.40m)

The first bedroom has a UPVC double glazed window to the front elevation, exposed wood effect flooring, an original open fireplace, and a radiator.

Bedroom Two

12' 4" x 11' 2" (3.75m x 3.40m)

The second bedroom has a UPVC double glazed window to the rear elevation, exposed wood effect flooring, an original fireplace, a radiator and an in-built storage cupboard.



Rear Garden

To the rear of the property is a courtyard passage with fence panelling.

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast available – 1800 Mbps (download) 220 Mbps (upload) | Phone Signal – Mostly Good 4G / 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk Area – very low risk | Construction – Brick | Mining Area – Potentially located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Council Tax Band Rating – Nottingham City Council – Band A | Tenure: Freehold |

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided. HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.