Robert Ellis

look no further...







Old Church Street,
, Nottingham
NG7 2NW

£190,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea



This traditional end terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this residence offers ample space for a small family or those seeking a comfortable living arrangement. The bathroom is conveniently located, ensuring ease of access for all occupants.

One of the standout features of this property is the absence of an upward chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to move in without unnecessary delays.

The location itself is a significant draw, with local amenities, parks, and transport links within easy reach, making it an ideal spot for modern living.

In summary, this end terrace house on Old Church Street is a wonderful opportunity to secure a charming home in a popular area of Nottingham. Do not miss the chance to make this property your own





Entrance Hall
Entrance door, UPVC double glazed window to the side, radiator, stairs to the first floor and door to the lounge.

Lounge
10'11" x 10'5" (3.34m x 3.18m)
A carpeted reception room with electric fire, UPVC double glazed bay window to the front, radiator and door to the kitchen diner.

Kitchen Diner
11'5" x 11'2" (3.5m x 3.41m)
Fitted with a range of wall, base and drawer units in white, work-surfaces, sink with drainer, integrated electric oven and hob with extractor fan over, tiled flooring and splashbacks, space for a fridge, freezer, washing machine and tumble dryer, radiator, UPVC double glazed window to the rear and a door to the side entrance hall.

Side Entrance Hall
With a door to the side, useful understairs storage cupboard and a door to the shower room.

Shower Room
Incorporating a three-piece suite comprising shower, wash-hand basin inset to vanity unit, WC, tiled splashbacks, two radiators, two UPVC double glazed windows to the side and extractor fan.

Landing
With UPVC double glazed window to the side, loft-hatch and doors leading into the study and two bedrooms.

Bedroom One
14'9" reducing to 11'5" x 10'11" (4.52m reducing to 3.5m x 3.33m)
A carpeted double bedroom with UPVC double glazed bay window to the front and two radiators.

Bedroom Two
11'1" x 9'6" (3.4m x 2.9m)
A carpeted double bedroom with built-in storage cupboard, UPVC double glazed window to the rear and radiator.

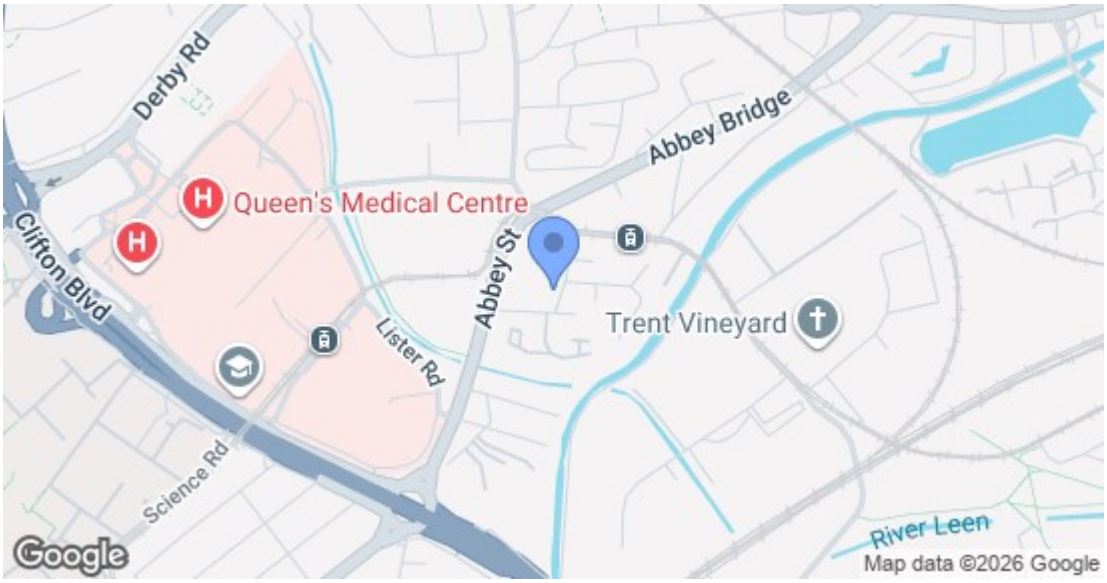
Study
7'11" x 5'1" (2.42m x 1.55m)
A carpeted room with UPVC double glazed window to the rear and radiator.

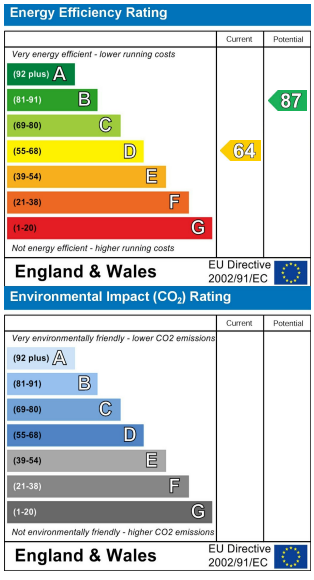
Outside
To the front of the property you will find a small lawned garden and side access leading to the private and enclosed rear garden which includes a patio area overlooking the lawn beyond, a range of mature shrubs, a shed and fence boundaries.











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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888