



**Stanley Road**  
**Forest Fields, Nottingham NG7 6HQ**

**£100,000 Freehold**

A TWO BEDROOM TERRACED HOME -  
EXCELLENT INVESTMENT OPPORTUNITY.

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A two-bedroom terraced property located in the popular and central area of Forest Fields, NG7. In need of modernisation, the property offers an excellent renovation and investment opportunity, with generous accommodation throughout and significant potential to add value.

The accommodation is arranged over two floors and further benefits from a double-roomed cellar, ideal for storage or potential conversion subject to the necessary consents. To the ground floor are two reception rooms, providing flexible living and dining space. All windows and external doors have been replaced with UPVC, enhancing both energy efficiency and security.

To the rear of the property is a galley-style kitchen accessed from the dining room, where the combi boiler is located. Beyond the kitchen is a thoroughfare offering useful storage space, with access to the rear garden via a lean-to porch. The three-piece bathroom is also located off this area.

To the first floor are two well-proportioned double bedrooms. The principal bedroom and rear bedroom both benefit from fitted wardrobes, with the principal bedroom also providing access to the loft.

Externally, the property benefits from a rear garden, offering further scope for improvement.

The property is situated in a highly convenient location close to Nottingham city centre and benefits from excellent transport links, including nearby bus and tram routes. A wide range of local amenities are within easy reach, including shops, schools, and religious centres, making this an ideal opportunity for investors or buyers seeking a project in a well-connected area.



## Lounge

UPVC double glazed entrance door to the front elevation leading into the lounge comprising UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, dado rail, wall mounted radiator, door leading through to the dining room.

## Dining Room

UPVC double glazed window to the rear elevation, wall mounted radiator, dado rail, coving to the ceiling, carpeted staircase to the first floor landing, door leading through to the kitchen.

## Kitchen

UPVC double glazed window to the side elevation, tiled splashbacks, coving to the ceiling, wall mounted radiator, a range of wall and base units with worksurfaces over, space for a cooker, space and plumbing for a washing machine, space and point for a fridge, sink and drainer unit with mixer tap over, glazed door leading to the rear lobby.

## Rear Lobby

Access to the cellar, door to the bathroom, door leading to the rear garden.

## Bathroom

UPVC double glazed windows to the side and rear elevations, tiled splashbacks, panelled bath with separate hot and cold taps, wash hand basin with separate hot and cold taps, wall mounted radiator.

## Outside

### Rear of Property

To the rear of the property there is an enclosed rear courtyard style garden with gated access to the rear.

## Cellar

Built up of two stores providing useful storage space.

## First Floor Landing

Carpeted flooring, coving to the ceiling, doors leading off to:

## Bedroom One

UPVC double glazed window to the front elevation,

coving to the ceiling, carpeted flooring, wall mounted radiator.

## Bedroom Two

UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, wall mounted radiator, built-in storage cupboards.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

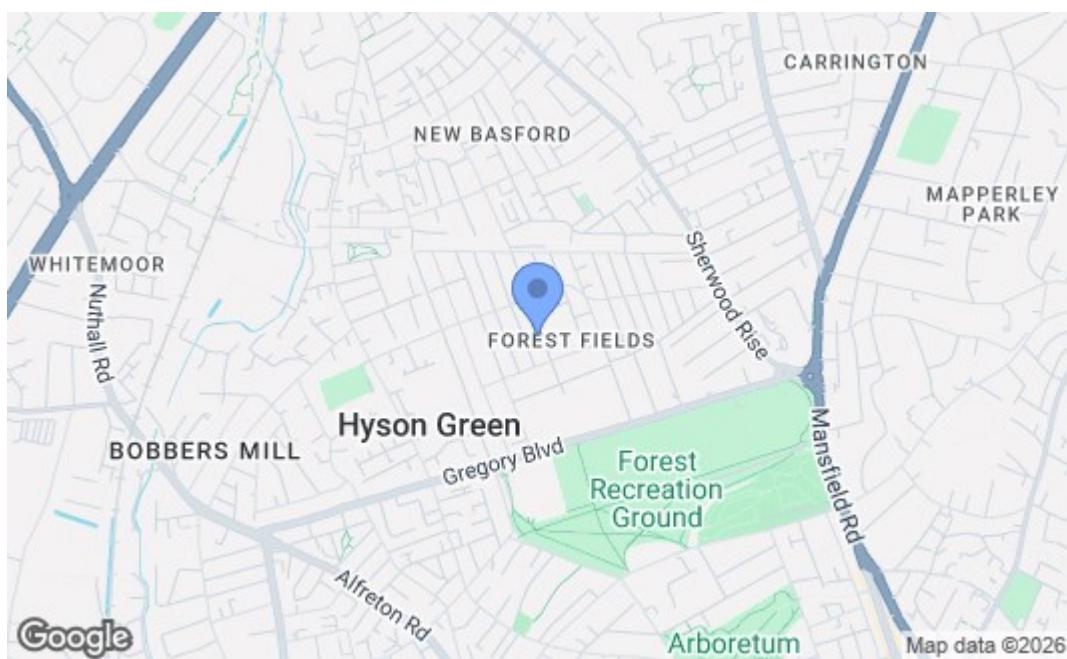
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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.