



## 128 Exeter Road, Nottingham

£130,000 – £140,000 Freehold

Traditional Mid Terraced House • Two Double Bedrooms • Two Reception Rooms • Fitted Kitchen • Useful Cellar  
• Additional First Floor Study / Dressing Room • Three Piece Bathroom Suite • Enclosed Rear Courtyard • No  
Upward Chain • Ideal Renovation Opportunity



GUIDE PRICE: £130,000 - £140,000

GREAT INVESTMENT OPPORTUNITY...

Offered to the market with no upward chain, this traditional two bedroom mid terraced house presents an excellent opportunity for first time buyers, investors or anyone looking for a property they can improve and personalise. Situated within easy reach of Nottingham City Centre, the property is conveniently located close to a wide range of shops, amenities and transport links. The ground floor accommodation comprises an entrance hall, a living room featuring an attractive period fireplace, a separate dining room and a fitted kitchen with access to the rear. The property also benefits from a useful cellar, providing additional storage space. Upstairs, the first floor offers two generous double bedrooms, a three piece bathroom suite and an additional study, which could be used as a home office, dressing room or storage area. Outside is an enclosed rear courtyard with paved areas and brick boundaries. The property requires a programme of modernisation but offers well proportioned accommodation and plenty of potential to create a comfortable home or investment property. Early viewing is highly recommended.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



## GROUND FLOOR

### Entrance Hall

12' 3" x 2' 10" (3.74m x 0.87m)

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, a decorative ceiling arch, and a single composite door providing access into the accommodation.

### Living Room

11' 0" x 11' 6" (3.35m x 3.50m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a picture rail, a radiator, and an original period fireplace.

### Dining Room

12' 6" x 11' 1" (3.80m x 3.39m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a decorative mantelpiece, fitted cupboards, a radiator, and access to the cellar.

### Kitchen

9' 5" x 10' 4" (2.88m x 3.14m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker with an extractor hood, a wall-mounted boiler, space for a fridge freezer, space and plumbing for a washing machine, vinyl flooring, a radiator, tiled splashback, a UPVC double-glazed window to the side elevation, and a single composite door providing access to the garden.

## FIRST FLOOR

### Landing

19' 5" x 5' 3" (5.91m x 1.60m)

The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

### Master Bedroom

11' 5" x 14' 3" (3.49m x 4.34m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

### Bedroom Two

12' 6" x 8' 8" (3.81m x 2.65m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

### Study / Dressing Room

4' 8" x 8' 11" (1.42m x 2.72m)

This room has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

6' 6" x 5' 6" (1.98m x 1.67m)

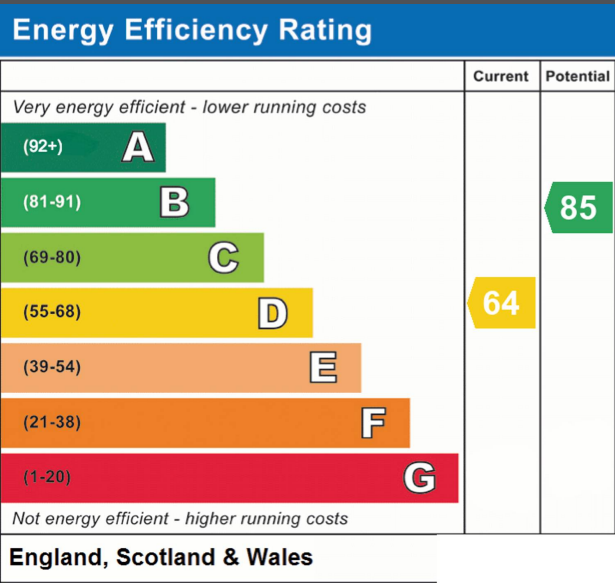
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, vinyl flooring, a radiator, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## BASEMENT LEVEL

### Cellar

14' 4" x 16' 7" (4.36m x 5.06m)

The cellar is split into two sections.



Courtyard

To the rear of the property is an enclosed courtyard with shrubs and brick walled boundaries.

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 – The property is situated within a coal-mining reporting area. | Council Tax Band Rating – Nottingham City Council – Band A | Tenure: Freehold | 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.

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**This floorplan is for illustrative purposes only.**

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