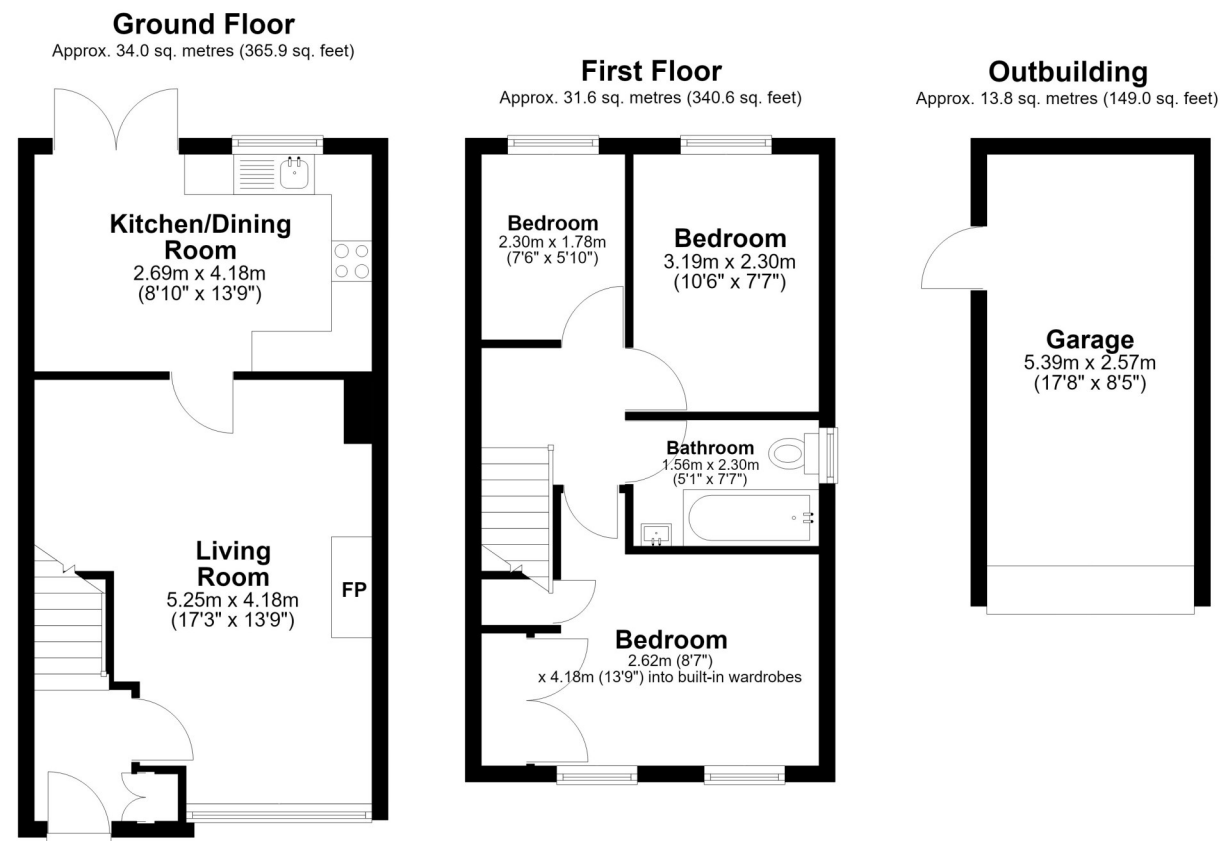




Total area: approx. 79.5 sq. metres (855.5 sq. feet)

The Independent Property Professionals

TANNERS

**26 Pennant Road, Basford,
Nottingham NG6 0JB**



Guide Price: £260,000

**A well presented modern detached house
providing three bedroom accommodation forming
part of this popular small residential cul de sac**

28-30 Pelham Street, Nottingham NG1 2EG

Telephone: 0115 958 6586

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e mail: tanners@tannersproperties.co.uk



Directional Note

The property can be approached by travelling northwest out of Nottingham City Centre along the A610 Nuthall Road, crossing over Western Boulevard (Ring Road) and then turning right at the traffic lights after the shopping area into Bar Lane and then second right into Pennant Road, the property a short distance on the right-hand side.

Description

A well presented modern detached house situated on a small residential cul-de-sac development within the old established and popular suburb of Basford which is located approximately 3½ miles to the north west of Nottingham city centre. There are good road connections for access to Junction 26 of the M1 motorway and other outlying areas via the ring road. The accommodation is generally well presented having the benefit of double glazing and in more recent years a refurbished bathroom. At the front there is an open drive giving ample off-street parking and also access to a detached single brick and tile garage. At the rear is an enclosed garden laid mainly to lawn with a raised deck area.

Accommodation

Ground floor

Entrance hall, with staircase to first floor, ccupboard off.

Living Room, fire place with fitted electric fire

Dining kitchen fitted with an attractive range of modern units including wall cupboards and base units, inbuilt electric oven and ceramic hob with extractor over, double glazed French doors leading to rear patio and garden.

First Floor

Bedroom 1 (front) inbuilt cupboards

Bedroom 2 (rear)

Bedroom 3 (rear)

Bathroom / toilet refurbished in more recent years in contemporary style with attractive wall tiling, panelled bath with shower over, vanity washbasin and low suite w/c.

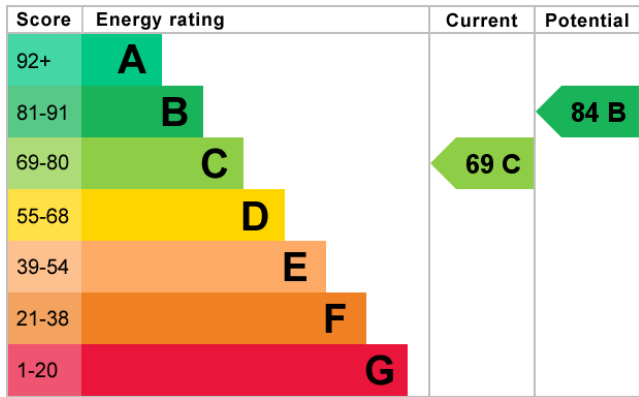
Outside

At the front there is an open driveway providing ample off-street parking together with access to a detached single brick and tiled garage.

The rear garden is enclosed and slightly raised beyond the patio, access from the French doors in the dining kitchen. There is a small deck area with an old timber summerhouse.

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:

Council Tax Band C current charges £2,449.23
2026/2027 Nottingham City Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 01159586586
E mail: tanners@tannersproperties.co.uk



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.