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NG15 7HJ

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Sales & Lettings

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**NO  
CHAIN**

**28 SALCOMBE ROAD  
OLD BASFORD  
NOTTINGHAM  
NG5 1JW**



**OFFERS OVER £170,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Semi-Detached Property
- Three Bedrooms
- Kitchen Diner
- Extended Porch
- Downstairs W.C.
- Bay Fronted Windows
- Viewing Highly Recommended

## 28 SALCOMBE ROAD, OLD BASFORD

Need2View are bringing to market this three bedroom semi-detached property with no chain and located on a quiet street, close to good schools and excellent transport links to Nottingham City Centre.

The property offers a spacious dining and kitchen area, a lounge with bay fronted window and W.C. to the ground floor . A great opportunity to modernize and refurbish to the purchasers own style and taste and at a time scale that suites.

*Entrance door into porch:*

### HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light points.

### LIVING ROOM

11'5" x 10'0" A spacious family room With bay fronted UPVC double glazed window to front elevation, radiator, power and ceiling light points.



### KITCHEN/DINER

14'9" x 8'9" Fitted with a range of wall and base units in a wood finish with light wood surfaces, space and plumbing for a washing machine, space for fridge freezer, free standing oven, grill and four ring hob, one bowl single drainer sink with mixer hot and cold taps, radiator, UPVC double glazed window to rear elevation, power and ceiling light points.



**28 SALCOMBE ROAD, OLD BASFORD**

**GROUND FLOOR W.C.**

4'4" x 2'9" With wash hand basin, W.C., radiator, UPVC double glazed window to side elevation and ceiling light point.



**FIRST FLOOR LANDING**

With access to three bedrooms and the family bathroom, power and ceiling light points.

**BEDROOM ONE**

11'5" x 10'0" With UPVC double glazed bay fronted window to the front elevation, radiator, power and ceiling light points.



**28 SALCOMBE ROAD, OLD BASFORD**

**BEDROOM TWO**

**10'1" x 8'6"** With UPVC double glazed window to the rear elevation, radiator, power and ceiling light points.

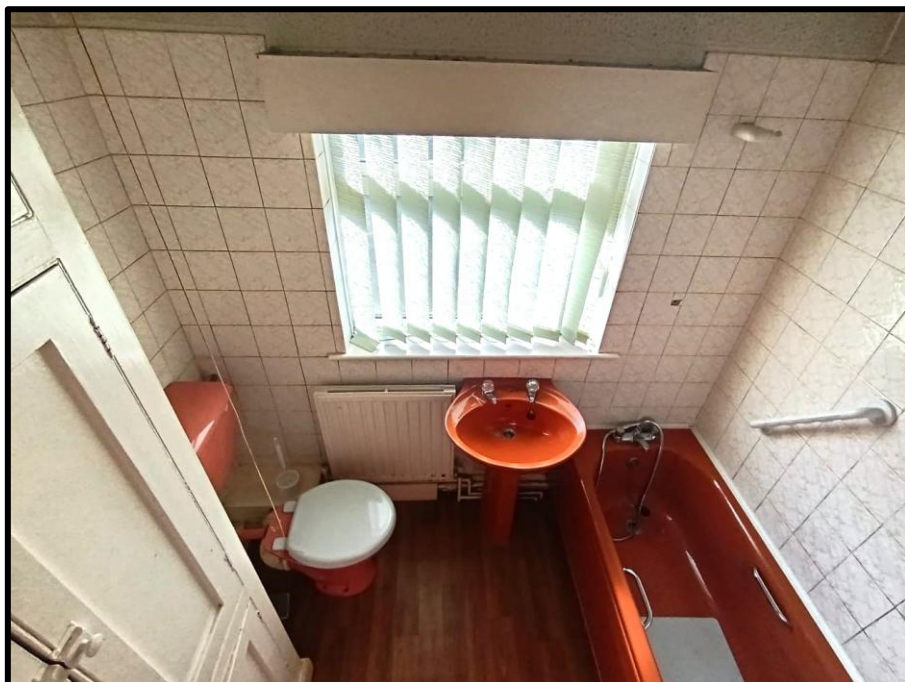


**BEDROOM THREE**

**8'2" x 6'0"** With UPVC double glazed window to the front elevation, radiator, power and ceiling light points.

**BATHROOM**

**7'5" x 5'2"** Orange three piece suite comprising of a wash hand basin, W.C. and bath, white wall tiling, storage cupboard, UPVC double glazed opaque window to the rear elevation, radiator and ceiling light point.



## 28 SALCOMBE ROAD, OLD BASFORD

### OUTSIDE

To the rear of the property there is a good sized easy to maintain garden with raised concrete tiers and boarder Hedges surround.



### EPC GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

# 28 SALCOMBE ROAD, OLD BASFORD

## ADDITIONAL INFORMATION

**Local Council – Nottingham City Council**

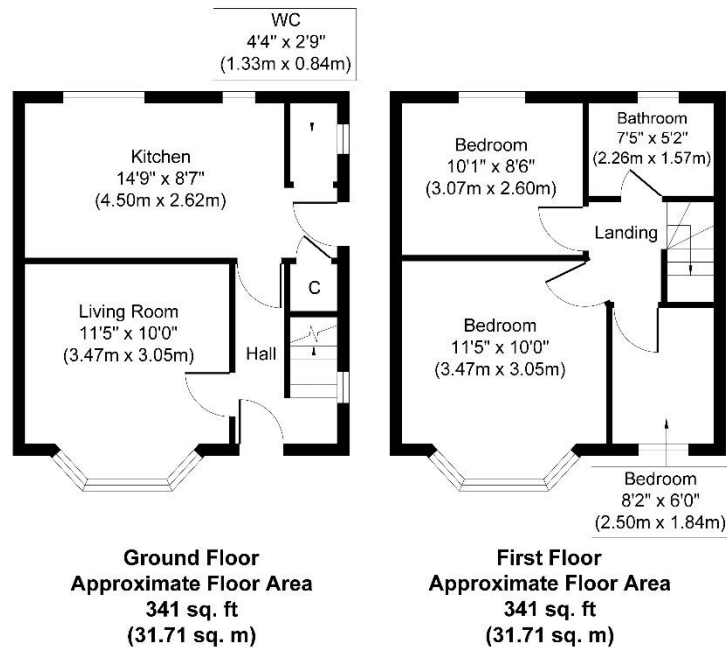
**Council Tax Band – B**

**Primary School –Heathfield Primary School, Old Basford School**

**Secondary School – Djanogly City Academy**

**Stamp Duty on Asking Price: £900** (Additional costs may apply if being purchased as a second property)

## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **28 SALCOMBE ROAD, OLD BASFORD**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.