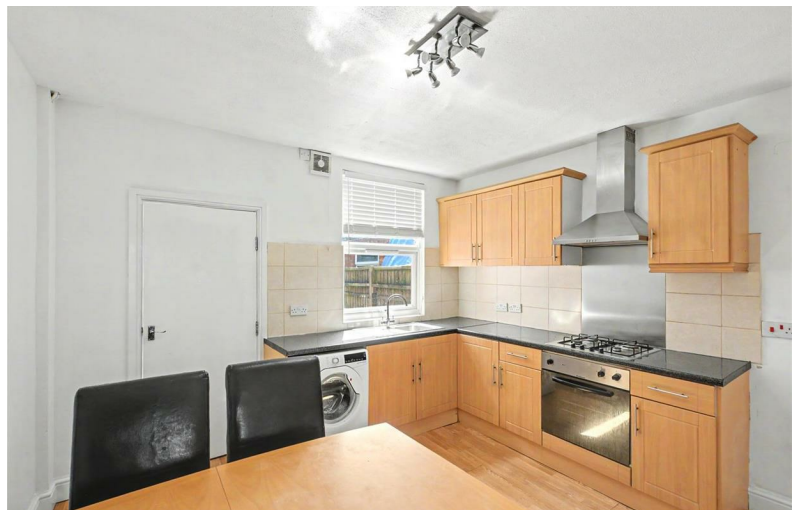


Robert Ellis

look no further...



Nottingham Road
Nottingham NG6 0FB

£165,000 Freehold

Two Bedroom Victorian Terrace | Chain Free |
Recently Refurbished | Excellent Location

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This beautifully presented two-bedroom Victorian terraced home is offered to the market with no upward chain and is ideally positioned on Nottingham Road, NG6, within easy reach of a wide range of local amenities, transport links, and green spaces.

The property is well maintained throughout and has been freshly decorated, creating a bright, clean, and modern feel while still retaining attractive period features, including large Victorian windows that flood the home with natural light and enhance the sense of space.

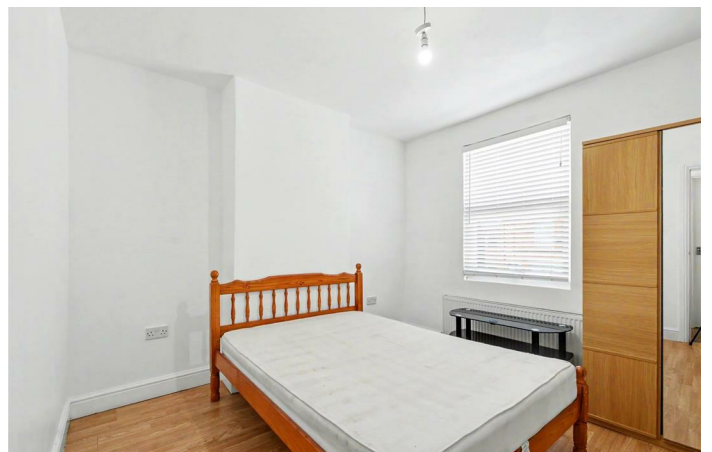
On the ground floor, there is a welcoming and well-proportioned living area, ideal for both relaxing and entertaining. To the rear, the property benefits from a fitted kitchen with good storage and workspace, alongside a separate utility area which adds valuable practicality for everyday living. A downstairs bathroom completes the ground floor accommodation, providing a convenient and functional layout.

Upstairs, the property offers two generously sized double bedrooms, both bright and comfortable, continuing the spacious feel found throughout the home. There is also useful storage space available, adding further practicality.

Externally, the property enjoys a private rear garden, offering a peaceful outdoor space that is ideal for relaxing, dining, or gardening. To the front, there is on-street parking available, non-allocated but conveniently located directly outside the property.

The location is a key feature of this home, with a strong selection of nearby amenities including shops, supermarkets, cafés, and everyday services. Excellent bus routes and transport links provide easy access across Nottingham, with the city centre reachable in under 10 minutes. There are also several nearby parks and pleasant walking areas, as well as easy access to the beautiful River Leen, offering scenic outdoor space right on the doorstep.

Overall, this is a fantastic opportunity to acquire a charming Victorian home in a highly convenient and well-connected location, combining character, comfort, and lifestyle appeal. Early viewing is highly recommended.



Lounge

11'3" x 11'1" approx (3.44 x 3.38 approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, fireplace, door leading through to the kitchen.

Kitchen

11'10" x 11'5" approx (3.61 x 3.50 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, UPVC double glazed window to the rear elevation, wall mounted radiator, staircase leading to the first floor landing, door leading through to the utility room.

Utility Room

4'11" x 6'3" approx (1.51 x 1.93 approx)

UPVC double glazed window to the side elevation, laminate flooring, space and point for a fridge freezer, wall mounted gas central heating combination boiler, door leading through to the rear lobby.

Rear Lobby

Laminate flooring, UPVC double glazed door leading out to the rear garden, door leading through to the bathroom.

Bathroom

7'6" x 5'10" approx (2.29 x 1.80 approx)

UPVC double glazed window to the side elevation, tiling to the walls, panelled bath with shower attachment, handwash basin with mixer tap, WC, extractor fan, tiling to the floor, chrome heated towel rail.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Bedroom One

10'0" x 11'0" approx (3.05 x 3.37 approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator.

Bedroom Two

11'11" x 11'2" approx (3.65 x 3.42 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, built in storage.

Rear of Property

To the rear of the property there is an enclosed rear garden with garden laid to lawn, fencing and hedging to the boundaries.

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 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

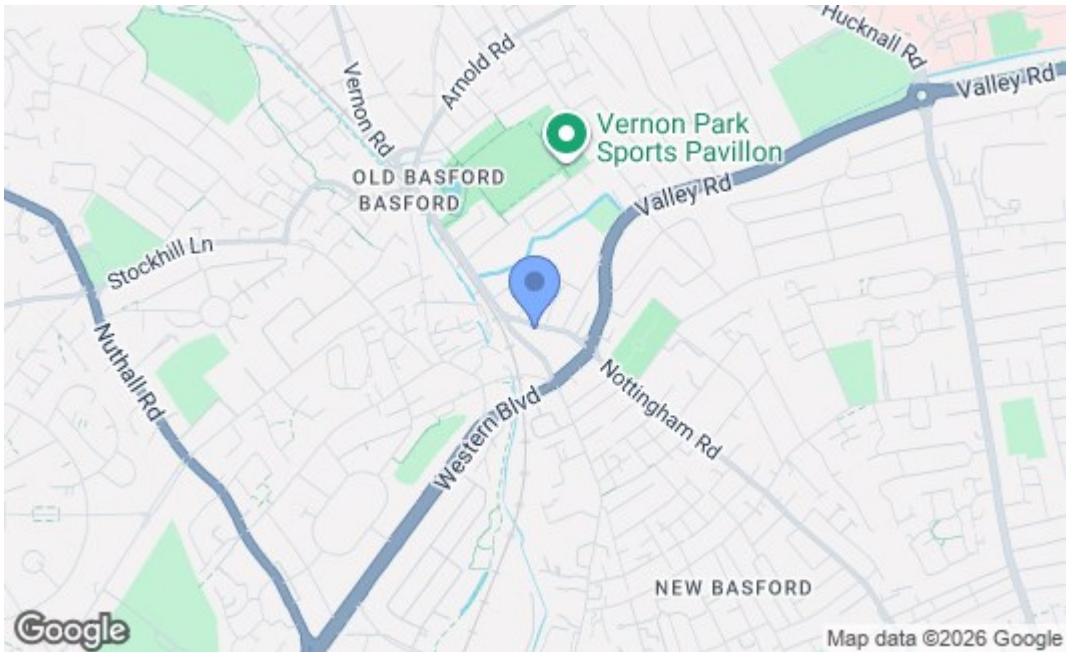
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.