Robert Ellis

look no further...







Malton Road
, Nottingham NG5 1EG

THREE BEDROOM SEMI-DETACHED
RENOVATION OPPORTUNITY

Asking Price £210,000 Freehold



Offered to the market with no upward chain, this three-bedroom semi-detached property on Malton Road presents an excellent opportunity for buyers looking to modernise and add value. Ideally positioned within the popular Sherwood/Basford area, the property is perfectly located for easy access to Nottingham City Centre, with excellent transport links including trams and regular bus routes, as well as a wide range of local shops, schools, and amenities.

The accommodation begins with a porch leading into a welcoming entrance hall, complemented by the convenience of a downstairs WC. The main living area features two open-plan reception rooms, enhanced by a bay-fronted window, creating a bright and spacious environment ideal for both relaxing and entertaining.

To the rear, an extension incorporates a galley-style kitchen alongside a third reception space, offering great scope to reconfigure into a modern open-plan kitchen/living/dining area. Sliding doors open out onto the private rear garden, allowing for a seamless indoor-outdoor flow.

Upstairs, the property offers two generous double bedrooms—one bay-fronted and the other benefiting from fitted storage—alongside a good-sized single bedroom. A three-piece family bathroom and separate WC complete the first-floor accommodation.

Externally, the property benefits from off-road parking to the front and a private rear garden, ideal for families or those looking to create an attractive outdoor space.

Requiring modernisation throughout, this chain-free property is a fantastic opportunity for investors or buyers seeking a project in a highly desirable and well-connected location.

Early viewing is highly recommended to fully appreciate the potential on offer.





Entrance Porch
Double glazed entrance door to the front elevation with windows either side, glazed window to the side elevation, wooden door leading into the entrance hallway.

Entrance Hallway
Carpeted flooring, carpeted staircase to the first floor landing, wall mounted radiators, doors leading off to:

Ground Floor WC
7'2" x 3'11" approx (2.2 x 1.2 approx)
WC, handwash basin, wall light point.

Garage
9'6" x 8'8" approx (2.9 x 2.66 approx)
Glazed windows to the side elevation, access door leading out to the rear garden.

Kitchen Diner
15'1" x 16'4" approx (4.61 x 5.0 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space for a cooker with extractor hood above, space and plumbing for a washing machine, tiled splashbacks, tiled flooring, windows to the side and rear elevations, wall mounted radiator, sliding doors leading out to the rear garden, ample space for a dining table, internal glazed French doors leading through to the lounge.

Lounge
10'5" x 27'2" approx (3.2 x 8.3 approx)
Double glazed bay window to the front elevation, wall mounted radiator, electric fires, carpeted flooring, door leading through to the entrance hallway.

First Floor Landing
UPVC double glazed window to the side elevation, carpeted flooring, doors leading off to:

Bedroom One
16'0" x 10'9" approx (4.9 x 3.3 approx)
UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator.

Bedroom Two
10'5" x 13'5" approx (3.2 x 4.1 approx)
UPVC double glazed window to the rear elevation, built-in storage, wall mounted radiators.

Bedroom Three
6'10" x 7'10" approx (2.1 x 2.4 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling.

Bathroom
5'6" x 6'10" approx (1.7 x 2.1 approx)
UPVC double glazed window to the side elevation, handwash basin with separate hot and cold taps, panelled bath with separate hot and cold taps, shower enclosure with electric shower over, storage cupboard, access to the loft, tiled splashbacks.

Separate WC
2'3" x 5'10" approx (0.7 x 1.8 approx)
UPVC double glazed window to the side elevation, WC, tiled splashbacks.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, front low maintenance garden.

Rear of Property
To the rear of the property there is an enclosed rear garden.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
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



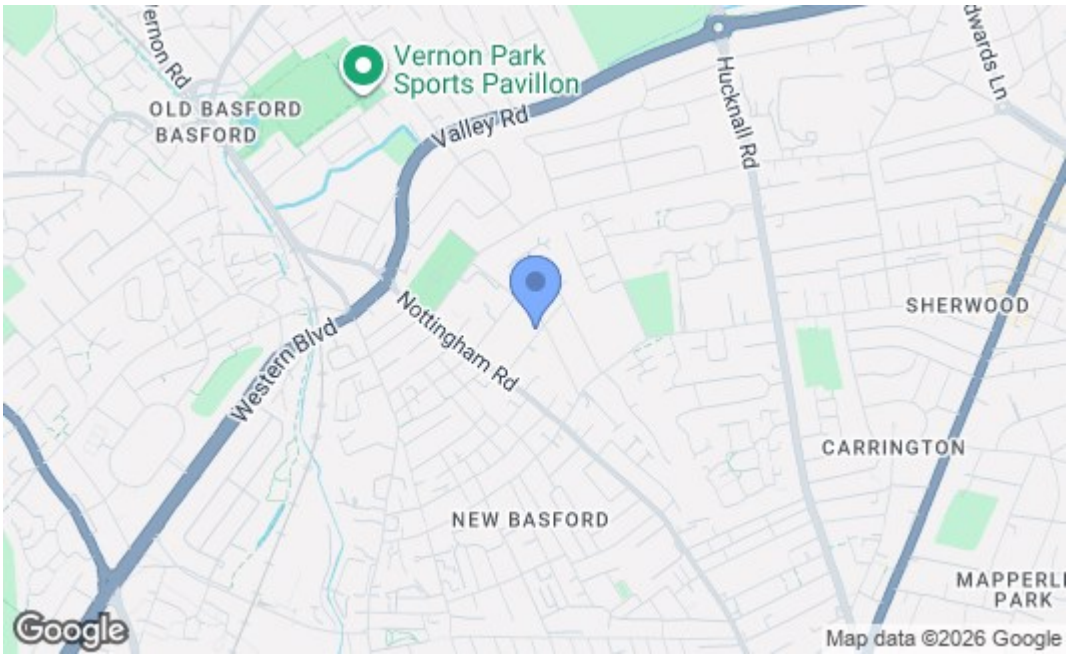


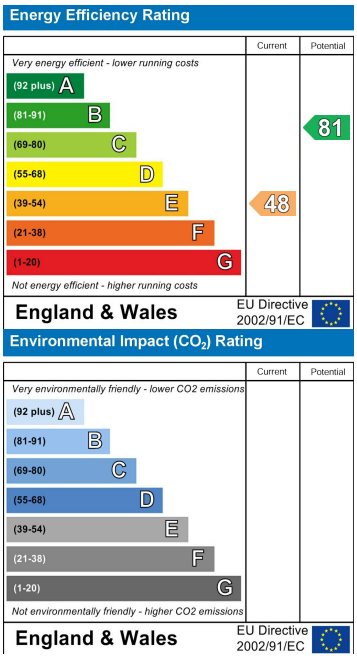












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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