Robert Ellis

look no further...

Victory Road,

,

NG9 1LH

£210,000 Freehold

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This delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, there is ample space for relaxation and rest.

The house features a conveniently located bathroom, ensuring comfort and practicality for everyday living. The absence of a chain means that this property is ready for you to move in without delay, making it an ideal choice for those eager to settle into their new home swiftly.

Victory Road is a sought-after location, offering a friendly community atmosphere while being within easy reach of local amenities, schools, and transport links. This property is not just a house; it is a place where you can create lasting memories.

Do not miss the chance to view this charming home, which combines comfort, convenience, and character in one appealing package.

Lounge
11'11" x 11'5" (3.64m x 3.48m)
A carpeted reception room with UPVC double glazed entrance door, UPVC double glazed bay window to the front, log-burner with tiled hearth, radiator and door to the dining room.

Dining Room
11'11" x 11'4" (3.65m x 3.46m)
A carpeted reception room with UPVC double glazed window to the rear, radiator, stairs to the first floor, useful understairs storage cupboard, and door to the kitchen.

Kitchen
13'7" x 6'2" (4.15m x 1.9m)
With a range of wall, base and drawer unit, work surfaces, sink with drainer and mixer tap, integrated electric oven, and hob with air filter over, tiled splashbacks, space for a fridge freezer, plumbing for a washing machine, electric heater, electric radiator, two UPVC double glazed windows to the side, and UPVC double glazed door to the side.

Landing
With loft hatch with retractable ladder leading to the fully board attic space with Velux window & lighting, and doors to the bathroom and two bedrooms.

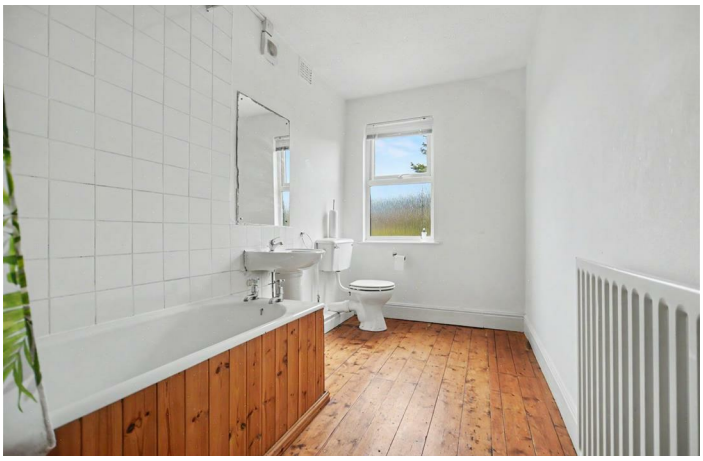
Bedroom One
13'3" x 11'11" (4.04m x 3.64m)
With wooden flooring, a feature period fireplace, UPVC double glazed window to the front and radiator.

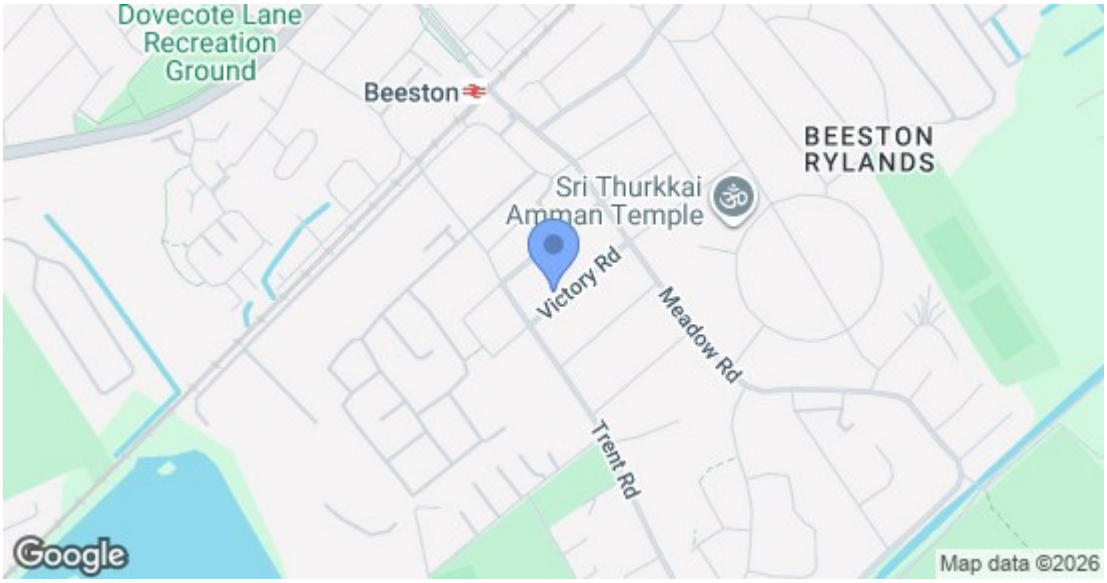
Bedroom Two
12'0" x 10'2" (3.66m x 3.1m)
Wooden flooring, feature period fireplace, built-in storage cupboard, UPVC double glazed window to the rear and radiator.

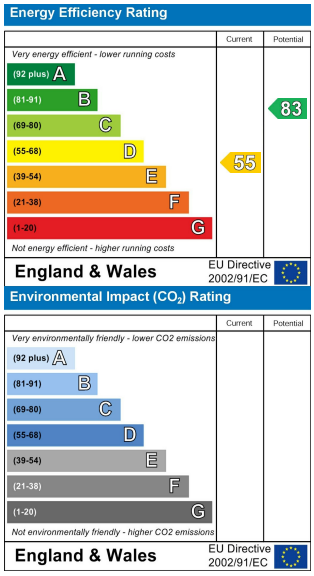
Bathroom
Incorporating a three-piece suite comprising bath with mains controlled shower over, pedestal wash-hand basin, WC, tiled splashbacks, wooden flooring, radiator, UPVC double glazed window to the rear, extractor fan and a cupboard housing the main combination boiler.

Outside
The property benefits from a small paved frontage with gated side access leading to the well-maintained private and enclosed rear garden, which includes a patio overlooking the gravel area beyond, stocked borders, a range of mature trees and shrubs, and two useful brick built stores.

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.







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