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Offers In The Region Of £130,000

2 Bedroom Terraced House for sale

86 VERNON AVENUE, OLD BASFORD, NOTTINGHAM



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Overview

****Attentions Investors or First time buyers !!! ****

2 Bed Mid terrace property waiting for someone to put their own stamp on .



Key Features

- Call NOW 24/7
- Investors - Look At This
- Close to Excellent Local Transport Links
- First Time Buyers
- Close to Excellent Local Shops
- Court yard garden
- Mid Terrace



Situated in the heart of the vibrant Old Basford community

Calling all DIY enthusiasts, first-time buyers with a vision, and investors! This two-bedroom mid-terrace on the popular Vernon Avenue is a true diamond in the rough. While the property requires a program of cosmetic modernisation, it offers solid proportions and bundles of potential to add significant value.

Comes with private rear courtyard garden with rear access.

The Ultimate Blank Canvas: A chance to renovate and design to your own personal taste.

Two Large Double Bedrooms: Great space and high ceilings typical of this period.

Value-Add Potential: Perfect for those looking to "fix and flip" or build equity.

Private Rear Garden: Outdoor space awaiting a green-fingered touch.

Superb Location: Quiet residential street with immediate access to the Tram and City Hospital.

Vernon Avenue is a sought-after street in NG6, known for its strong community feel. Commuters will love the proximity to the NET Tram network, whisking you into the city centre in under 15 minutes. For those who drive, the A610 and M1 (J26) are just a short trip away.

Call 24/7 to get booked in for a viewing

we are required by law to conduct anti-money laundering checks on all those buying a property. These will be completed by an outsourced partner supplier who will send you a link to complete an online ID and verification check. We will advise you of the cost of these checks before confirming the acceptance of your offer. The cost covers obtaining the relevant data, any manual checks needed and any monitoring that might be required. The fee will need to be paid by you in advance of the memorandum of sale being issued for the property.

Lounge

12' 11" x 12' 2" (3.94m x 3.71m)

The Front Lounge serves as a bright and welcoming separate reception room, featuring a large window that fills the space with natural light. The room is accessed via a private front door leading directly to the street, providing a traditional terrace feel. Practicality is also tucked away here, with convenient access to the gas and electric meters, making this the perfect "blank canvas" to create a cosy and modern retreat.

Would you like me to combine this into the full property description for you?
sai

Kitchen Diner

9' 10" x 11' 3" (3.00m x 3.43m)

The Dining Kitchen serves as the heart of the home, offering a spacious area at the rear with plenty of room to design a contemporary kitchen-diner. Natural light is provided by a window overlooking the courtyard garden, while the space remains functional with a wall-mounted boiler and access to a highly convenient under stairs pantry-perfect for extra storage. The room acts as the central hub of the property, featuring a door to the staircase and a separate access point to the rear entrance. While this area requires a full program of modernisation, it offers a fantastic footprint for those looking to create a stylish, open-plan social space.

Bathroom

6' 2" x 5' 10" (1.88m x 1.78m)

The Downstairs Bathroom is located to the rear of the property and offers a practical layout that is ready for a full contemporary makeover. Currently featuring a frosted window to the rear for privacy and natural light, this space needs modernising but provides the perfect opportunity to install a stylish new suite. Whether you're looking to create a sleek walk-in shower or a classic three-piece bath setup, this room is a fantastic blank canvas for any renovation project.

Bedroom 1

12' 9" x 12' 2" (3.89m x 3.71m)

The Front Double Bedroom is a spacious and bright sanctuary, featuring a large double-glazed window that overlooks the street and fills the room with

natural light. Well-proportioned with high ceilings typical of its era, the room includes a radiator and offers plenty of space for a king-sized bed and additional storage. While it requires a cosmetic update, this room provides a solid foundation for a stylish and comfortable master suite.

Bedroom 2

9' 9" x 11' 3" (2.97m x 3.43m)

The Rear Double Bedroom is another well-proportioned space, offering a peaceful outlook over the garden through a large window. This room stands out for its practicality, featuring a substantial built-in storage cupboard that maximizes the floor space and provides excellent wardrobe or linen storage. With high ceilings and plenty of room for a double bed, it's a versatile space that-while needing a cosmetic refresh-has the potential to become a stunning second bedroom or a generous home office.

Courtyard

To the rear of the property is a private courtyard garden, offering a low-maintenance outdoor space with excellent potential for landscaping into a modern urban retreat. A key feature of this home is the convenient rear access from the street, allowing for easy movement of bins, cycles, or building materials without passing through the main living areas-a practical advantage for any renovation project.

Floorplans



Floorplans



Approximate total area⁽¹⁾
276 ft²

(1) Excluding balconies and terraces

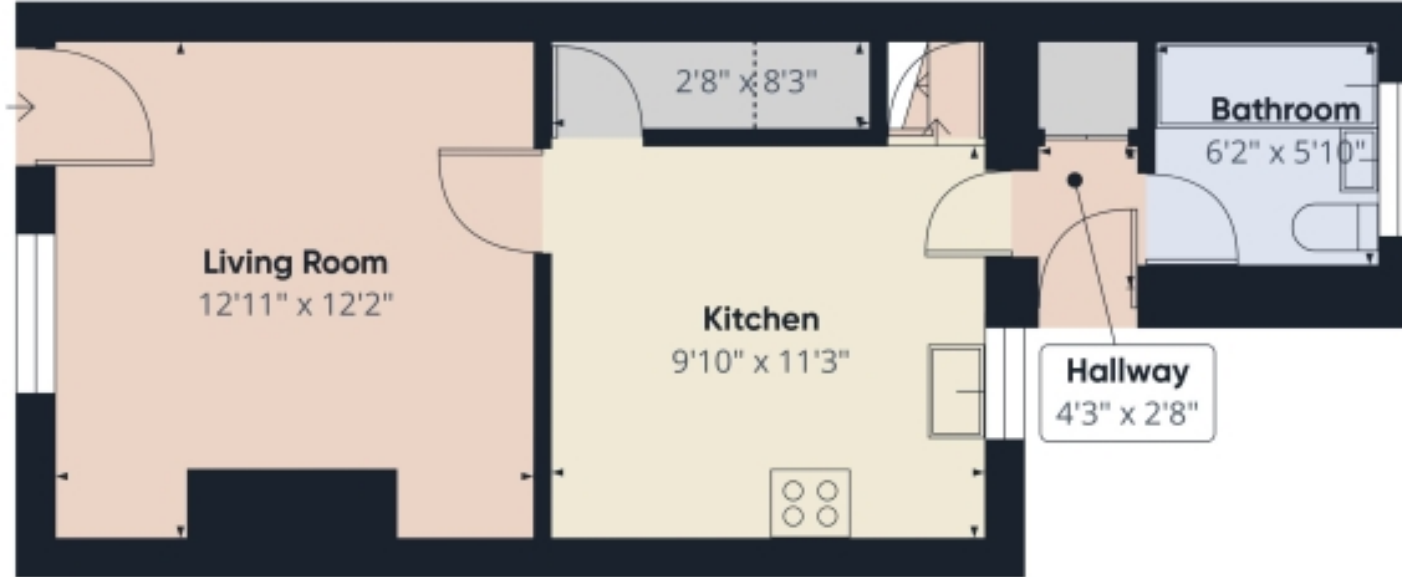
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Floor 1

Floorplans



Floor 0



Floor 1

Approximate total area⁽¹⁾
625 ft²
Reduced headroom
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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