

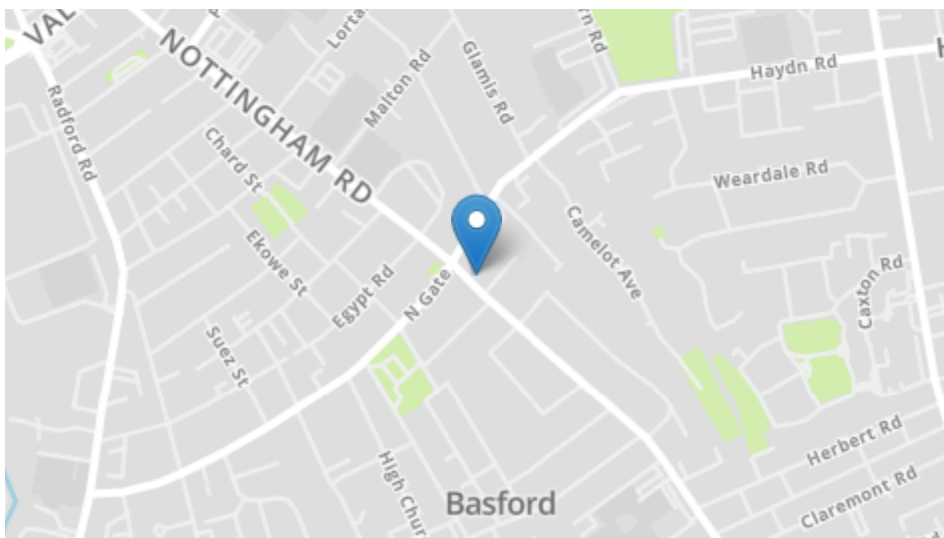
Nottingham Road, NG7 7BA

£220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26518261

- Extended End Terrace Victorian House
- 3 Storeys
- 4 Double Bedrooms
- 2 Reception Rooms
- Private Rear Garden
- Ease Of Access To Nottingham City Centre
- Excellent Road & Public Transport Links
- No Upward Chain
- Ideal Investment Opportunity

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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*** IDEAL INVESTMENT OPPORTUNITY *** DECEPTIVELY SPACIOUS *** This spacious four double in size bedroom, two reception room, three storey, Victorian character property. It is situated within a very popular location, close to fabulous local amenities, within catchment of two local sought after schools (Haydn Road Primary and Nottingham Free School) and benefits from fantastic transport links to M1, A52 & Nottingham City centre.

An opportunity has arisen to purchase this substantial end terrace Victorian property which has previously been divided into FIVE individual rental rooms. The property in brief comprises to the ground floor; entrance porch, hall with access to the first floor, doors to lounge, dining room and fitted breakfast kitchen to the rear with access to the cellar. To the first floor landing giving access to two double in size bedrooms, two piece bathroom suite and separate w/c. Stairs to the second floor, giving access to two further double in size bedrooms. To the outside a small front garden with brick wall surround and to the rear an extensive mainly lawn garden. The property is available with no upward chain, for more information or to book your viewing, call our team.

Ground Floor

Porch

Wooden entrance door, door to the entrance hall.

Entrance Hall

Radiator, ceiling spotlights, stairs to the first floor and doors to the lounge and dining room.

Lounge

3.94m x 3.22m (12' 11" x 10' 7") UPVC double glazed window to the front, radiator and ceiling spotlights.

Dining Room

4.23m x 3.54m (13' 11" x 11' 7") UPVC double glazed window to the rear, radiator, feature fire place with wooden mantel, stone hearth and surround with inset space for electric fire, wood effect laminate flooring and door to the kitchen.

Dining Kitchen

5.00m x 2.73m (16' 5" x 8' 11") A range of matching wall & base units, work surfaces incorporating a circular stainless steel sink & drainer unit. Plumbing for washing machine & dryer, space for cooker, breakfast bar, tiled flooring, radiator, uPVC double glazed windows to the rear & side. Doors to the rear garden and door to the cellar.

Cellar

2 separate stores measuring 2.18m x 1.04m and 3.73m x 3.30m.

First Floor

Landing

Stairs to the second floor and doors to bedrooms 1, 2, bathroom and WC.

Bedroom 1

4.23m x 2.77m (13' 11" x 9' 1") UPVC double glazed window to the rear and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Bedroom 2

4.4m x 3.02m (14' 5" x 9' 11") 2 uPVC double glazed windows to the front and radiator.

Bathroom

2 piece suite in white comprising pedestal sink unit and bath with shower over. Extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the rear.

WC

WC and pedestal sink unit.

Second Floor

Landing

Storage cupboard and doors to bedrooms 3 & 4.

Bedroom 3

4.05m x 3.01m (13' 3" x 9' 11") UPVC double glazed window to the front and radiator.

Bedroom 4

4.25m x 2.76m (13' 11" x 9' 1") UPVC double glazed window to the rear and radiator.

Outside

The front of the property is palisaded by brick wall to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio, lawned garden, flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.