



Basford Road
Nottingham

burchell
edwards



Property Description

The property is entered via a welcoming entrance hallway which provides access to the bay fronted lounge, dining room and two room cellar, offering excellent storage potential.

To the front of the property is a bright and spacious bay-fronted lounge, while to the rear, the generous dining room provides the perfect space for entertaining and flows seamlessly into the fitted kitchen, which has been updated to create a modern and practical living environment.

To the first floor are two generously sized double bedrooms and a contemporary three-piece family bathroom. The second floor offers two further spacious double bedrooms, off a generous landing area, creating flexible accommodation suitable for growing families, home working, or guest accommodation.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, ideal for relaxing and entertaining. A brick-built outbuilding provides valuable additional storage space.

Having been freshly renovated throughout by the current owners, this attractive home is ready for its next owners to move straight into and enjoy.

Conveniently located close to local amenities, well-regarded schools and transport links, this chain-free property presents an excellent opportunity for a wide range of buyers.

Entrance Hallway

Accessed via wooden door leading into the hallway with a radiator and access to the cellar.

Lounge

Having a radiator, bay window to the front, feature fireplace and surround, new carpet and a radiator.

Kitchen

Having wall and base units with work surfaces over, new electric oven, new gas hob with cooker hood over, space for fridge freezer, inset stainless steel sink and drainer with mixer tap over, space for washing machine, new flooring and UPVC door and window to the side elevation.

Dining Room

Having window to the rear, new flooring and a radiator.

First Floor

Bedroom One

Having window to the rear elevation, new carpet and a radiator.

Bedroom Two

Having window to the front elevation, new carpet and a radiator.

Bathroom

Having P-shaped bath with mains fed shower over, low level W.C, pedestal wash hand basin, new flooring, obscured window to the side elevation and potterton boiler (fully serviced).



Second Floor

Bedroom Three

Having window to the rear elevation, new carpet and a radiator.

Bedroom Four

Having window to the front elevation, new carpet and a radiator.

Outside

To the front of the property is a shared driveway, side access and front garden. On street parking is also available to the front of the property

To the rear is a low maintenance garden with a paved seating area, a brick outbuilding and being fully enclosed.

Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 149.0 m² (1,604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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64 High Street Hucknall
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EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/HUK105236

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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