



**286 BASFORD ROAD
NOTTINGHAM**

£875 PCM

****VIRTUAL VIDEO LINK AVAILABLE****

A freshly re-decorated, modern two-bedroom terraced house with newly fitted flooring throughout, conveniently located within easy reach of the A610, M1 Junction 26, and the city centre.



- New flooring throughout • Freshly re-decorated throughout • Kitchen includes washing machine and undercounter fridge and freezer

Lounge

The spacious living room is filled with natural light from a bay window and benefits from newly fitted carpet and new blinds.

Kitchen

The large U-shaped kitchen is well equipped with an oven, gas hob, washing machine, and under-counter fridge and freezer. Newly fitted flooring in the kitchen continues seamlessly into the ground-floor bathroom, creating a cohesive and modern feel.

Bathroom

The modern ground-floor bathroom is fitted with a toilet, sink, and a shower over the bath.

Master Bedroom

Generously sized double bedroom includes a built in cupboard for extra storage with newly fitted carpet.

Bedroom 2

The second double bedroom also benefits from new carpet.

Garden

The property benefits from a low-maintenance rear garden with a AstroTurf section. Please note that there is communal access for residents to place their bins at the end of the terrace.

Location

The property is conveniently located within easy reach of schools the A610, M1 Junction 26, and the city centre. On-street parking is available to the front of the property which is first come, first serve.

Relevant information

The property benefits from gas central heating and double

glazed windows.

Council Tax Band: A (Nottingham City Council).

EPC Rating: D

Electricity supply: mains connection.

Gas supply: mains connection.

Water and sewerage status: mains connection.

Heating and hot water status: radiators from gas central heating boiler.

Broadband and mobile phone coverage: see checker.ofcom.org.uk

Flood risk in this location: Surface water = Very low. River/Sea = Very Low. Groundwater = This property is located outside of a groundwater flood alert area. Reservoirs = Unlikely.

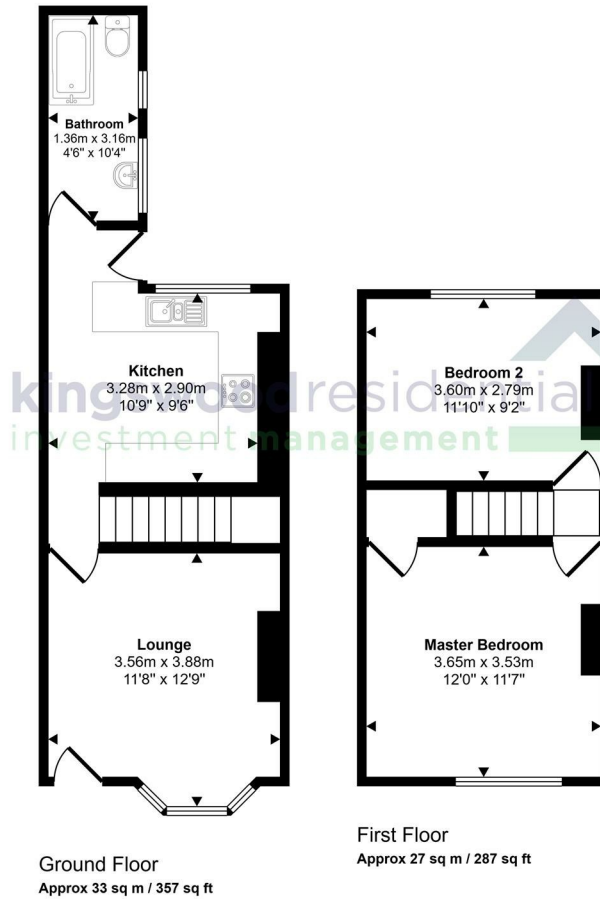
Any planning permission in the area: see publicaccess.nottinghamcity.gov.uk/online-applications/



- Two double bedrooms • Rear enclosed garden • On street parking • Council tax band = A • Close reach of the A610, M1 J26 and the city centre



Approx Gross Internal Area
60 sq m / 644 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

EPC Rating: D **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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