



**169 Nuthall Road, Nottingham,  
Nottinghamshire NG8 5BN**

**£150,000**

Tel: 0115 9680268



- Three Bedroom Family Home
- Two Reception Rooms
- Renovation Required
- Convenient Location
- Excellent Scope & Potential
- Private Rear Garden

A substantial and spacious traditional semi detached house brimming with potential at an affordable price, this truly is a perfect step for those that are looking for a generous sized family home with excellent scope and potential to fully modernise. There is a driveway to the front of the property and a generously proportioned private garden and also comes located in an ultra convenient location with easy access into Nottingham City Centre, excellent transport links, closely located local schools and plenty of handy other local amenities.

The internal accommodation comprises a deceptively large entrance hall with understairs storage, bay fronted reception room and a dining room with access into the kitchen. To the first floor landing there are three bedrooms including two doubles and bathroom and separate WC.

Externally, the property stands in an ultra convenient and sought after location with a brick walled frontage with opening that provides off road parking. There is gated access onto the generous proportioned and enclosed private rear garden which is a fabulous size offering scope for further extension to the property if required and would still offer a generous outside space to enjoy if done so.

#### **ENTRANCE HALL**

w: 4.29m x l: 1.83m (w: 14' 1" x l: 6' )

With a radiator, ceiling light point and stairs rising to the first floor landing.

#### **LOUNGE**

w: 4.88m x l: 3.73m (w: 16' x l: 12' 3")

A spacious bay fronted reception room with a radiator, ceiling light point and a large glazed bay window to the front elevation.

#### **DINING ROOM**

w: 3.68m x l: 3.35m (w: 12' 1" x l: 11' )

With a radiator, ceiling light point, glazed window to the rear elevation and opening into the:

#### **KITCHEN**

w: 2.46m x l: 2.13m (w: 8' 1" x l: 7' )

A kitchen area with wall cupboards and base units with working surfaces over. There is a ceiling light point, glazed window and door to the rear elevation.

#### **FIRST FLOOR LANDING**

w: 3.35m x l: 2.11m (w: 11' x l: 6' 11")

With a ceiling light point and two large glazed windows to the side elevation.

#### **BEDROOM ONE**

w: 4.88m x l: 3.38m (w: 16' x l: 11' 1")

A large bay fronted bedroom with a radiator, ceiling light point and a glazed window to the front elevation.

#### **BEDROOM TWO**

w: 3.66m x l: 3.35m (w: 12' x l: 11' )

A second spacious double bedroom with a radiator, ceiling light point and a glazed window to the rear elevation.

#### **BEDROOM THREE**

w: 2.13m x l: 2.13m (w: 7' x l: 7' )

With a radiator, ceiling light point and a glazed window to the front elevation.

**BATHROOM**

w: 2.13m x l: 1.83m (w: 7' x l: 6' )

With a panelled bath, wash hand basin, radiator, ceiling light point and an obscure glazed window to the rear elevation.

**SEPARATE WC**

w: 1.19m x l: 0.64m (w: 3' 11" x l: 2' 1")

With a low flush WC and an obscure glazed window to the side elevation.

**OUTSIDE****VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

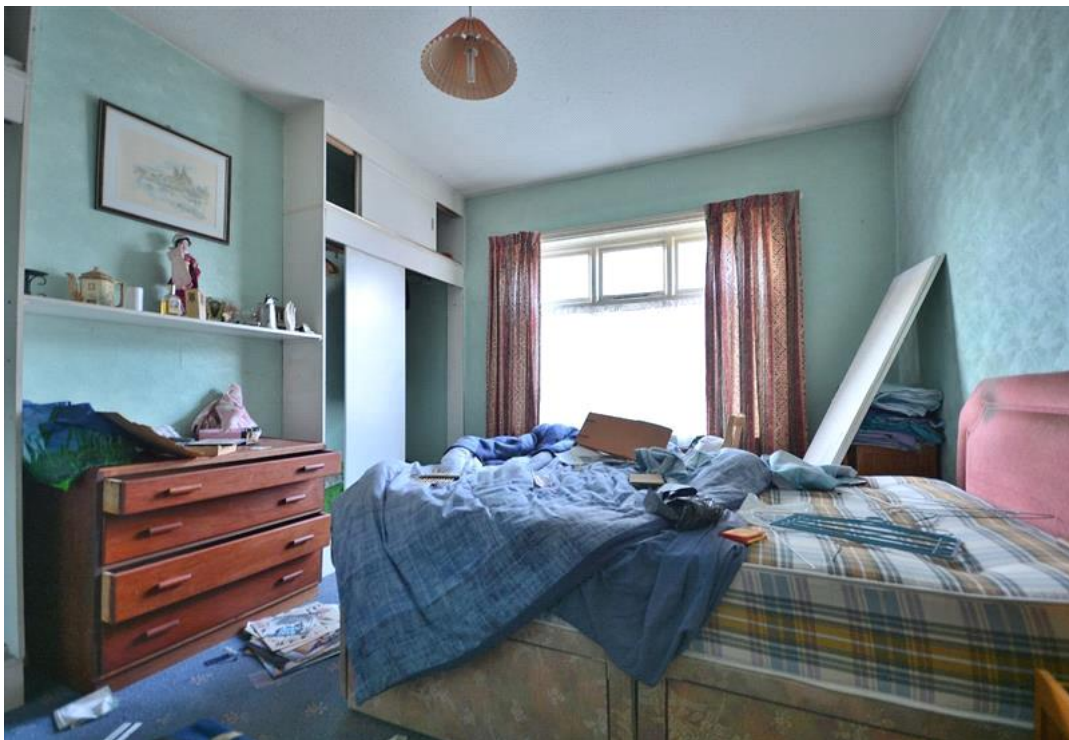
**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

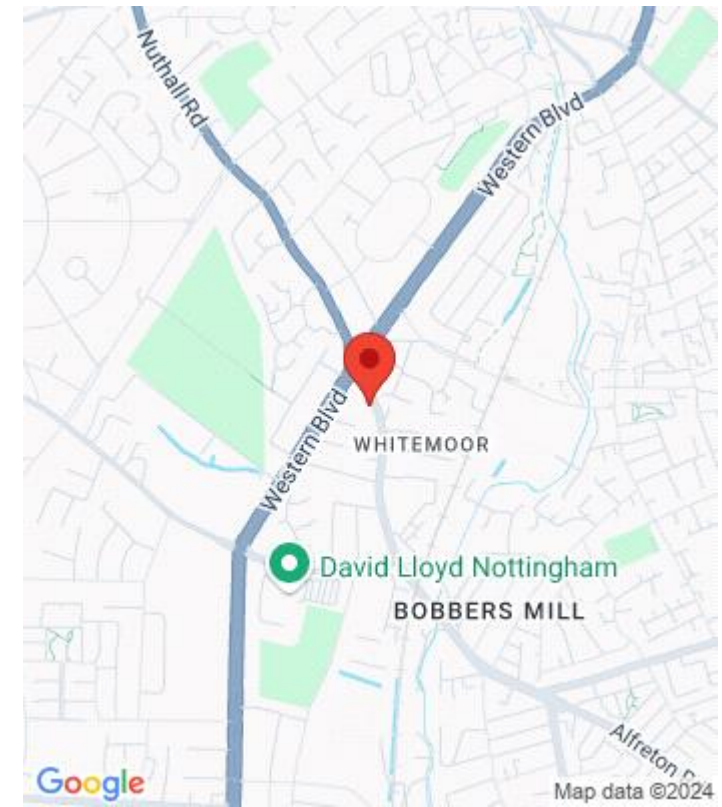
**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









Viewing by appointment only  
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