



**Maud Street, New Basford, NG7 7AQ**  
£169,950 Freehold

**MARTIN&CO** 

# Maud Street, New Basford

3 Bedrooms, 1 Bathroom

£169,950

- Three/Four Bedroom Mid Terrace
- Neutral Finish Throughout
- Ideal First Time Buy or Buy To Let
- Refitted Kitchen
- Popular Location
- Freehold
- Council Tax Band A

Being offered to the market with no onward chain this three/four bedroom mid-terrace property makes an ideal first time purchase or investment opportunity. Neutrally presented throughout, the accommodation comprises of an entrance hall, reception room/fourth bedroom, rear reception room, refitted kitchen, two double bedrooms to the first floor alongside a fitted bathroom and a further double bedroom to the second floor. Externally, the property has a low maintenance garden to the rear and on road parking is available to the front.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** 12' x 2' 10" (3.66m x 0.86m) Accessed via an external uPVC door with wood effect laminate flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

**RECEPTION ROOM/BEDROOM FOUR** 11' 9" x 8' 6" (3.58m x 2.59m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**RECEPTION ROOM** 11' 9" x 11' 7" (3.58m x 3.53m) With wood effect laminate flooring, uPVC double glazed window to the rear elevation, cellar access, wall mounted radiator and ceiling light.

**KITCHEN** 10' 1" x 6' (3.07m x 1.83m) With a range of high and low level fitted units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, tiled flooring, uPVC double glazed window to the side elevation and external door to the rear garden and ceiling light.

**LANDING** With a fitted carpet, wall mounted radiator, stairs rising to the second floor and two ceiling lights.

**MASTER BEDROOM** 11' 11" x 11' 8" (3.63m x 3.56m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 9' 5" x 8' 9" (2.87m x 2.67m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** Comprising of a panelled bath with electric shower over, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, wall tiling, heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

**SECOND FLOOR LANDING** With a fitted carpet, eaves storage, sky light and ceiling light.

**BEDROOM THREE** 11' 11" x 11' 8" (3.63m x 3.56m)

With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**EXTERNAL** The property has a low maintenance rear garden which is paved with a fenced boundary. There is on road parking available to the front.









## Martin & Co Nottingham

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ  
 T: 0115 8533230 • E: nottingham@martinco.com

# 0115 8533230

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

