



**Swallow Close, Basford, NG6 0NF**  
£200,000 Freehold

  
**MARTIN&CO**

# Swallow Close, Basford

2 Bedrooms, 1 Bathroom

£200,000

- Two Bedroom Semi-Detached House
- Recently Refurbished
- Ideal First Time Buy or Buy To Let
- Driveway
- Close To NET Tram Network
- Enclosed South-East Facing Garden
- Freehold

Situated in a popular location close to the NET Tram Network, this recently refurbished two bedroom semi-detached property requires early viewing. Making an ideal first time purchase or buy to let investment, the property briefly comprises of an entrance hall, fitted kitchen, bright and spacious lounge/diner, two well proportioned bedrooms and a modern bathroom. Externally, the property offers an enclosed rear garden and a tandem length driveway providing off road parking. The property is also being sold with no onward chain.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Accessed via an external door with ceramic tiled flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

**KITCHEN** 10' 5" x 6' 5" (3.18m x 1.96m) With a range of fitted high and low level 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, washing machine plumbing, ceramic tiled flooring, uPVC double glazed bow window to the front elevation and ceiling light.

**LOUNGE/DINER** 13' 3" x 12' 10" (4.04m x 3.91m) With wood effect laminate flooring, uPVC double glazed window and French Doors to the rear garden, under stairs storage cupboard, wall mounted radiator and fitted ceiling spotlights.

**LANDING** With a fitted carpet, loft hatch, uPVC double glazed bow window to the side elevation and ceiling

light.

**MASTER BEDROOM** 12' 10" x 10' 4" (3.91m x 3.15m) With a fitted carpet, fitted wardrobes, two uPVC double glazed windows to the front elevation, over stairs storage cupboard, wall mounted radiator and ceiling light.

**BEDROOM TWO** 11' 3" x 7' 9" (3.43m x 2.36m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

**BATHROOM** Comprising of a panelled bath with a mains fitted mixer bar shower over, vanity wash hand basin, low flush w.c., ceramic floor tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

**EXTERNAL** With an enclosed, south-east facing rear garden which is mainly laid to lawn with a patio area, fenced boundary and secure gate access. To the rear of the property is a tandem length driveway providing

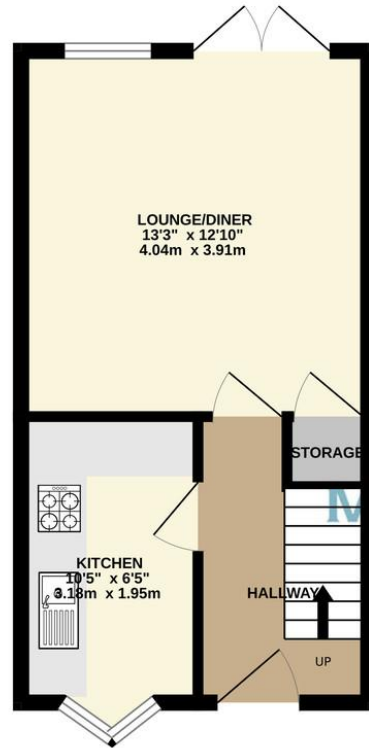
off road parking for multiple cars.



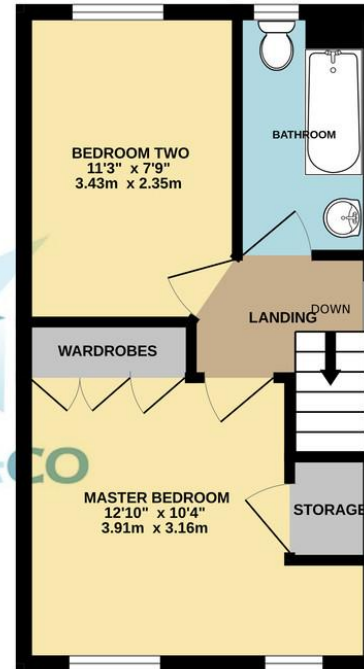




GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

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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**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.