



## 13 Regent Street, New Basford – NG7 7BJ

Guide Price £360,000–£370,000

DavidJames  
the estate agent





## 13 Regent Street

New Basford, Nottingham

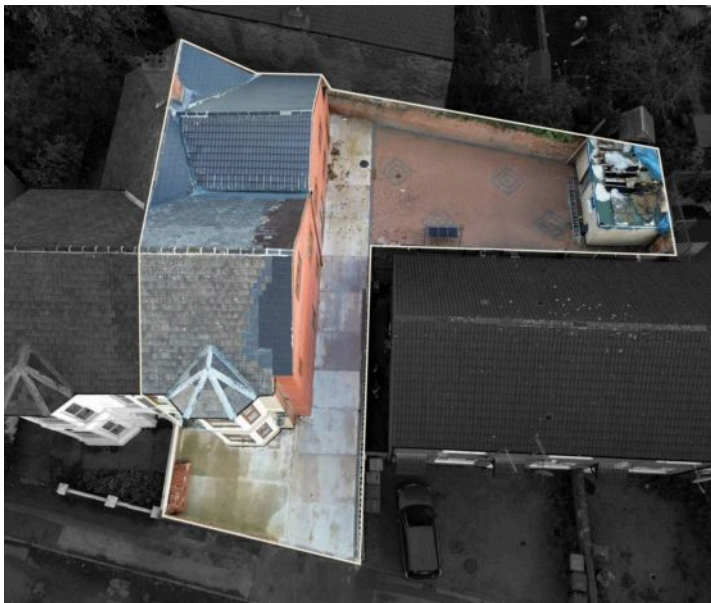
GUIDE PRICE £360,000–£370,000 Close to the City Centre and with huge potential, this 5-bed home offers 2 reception rooms, a dining kitchen and an updated bathroom plus multi-vehicle parking! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

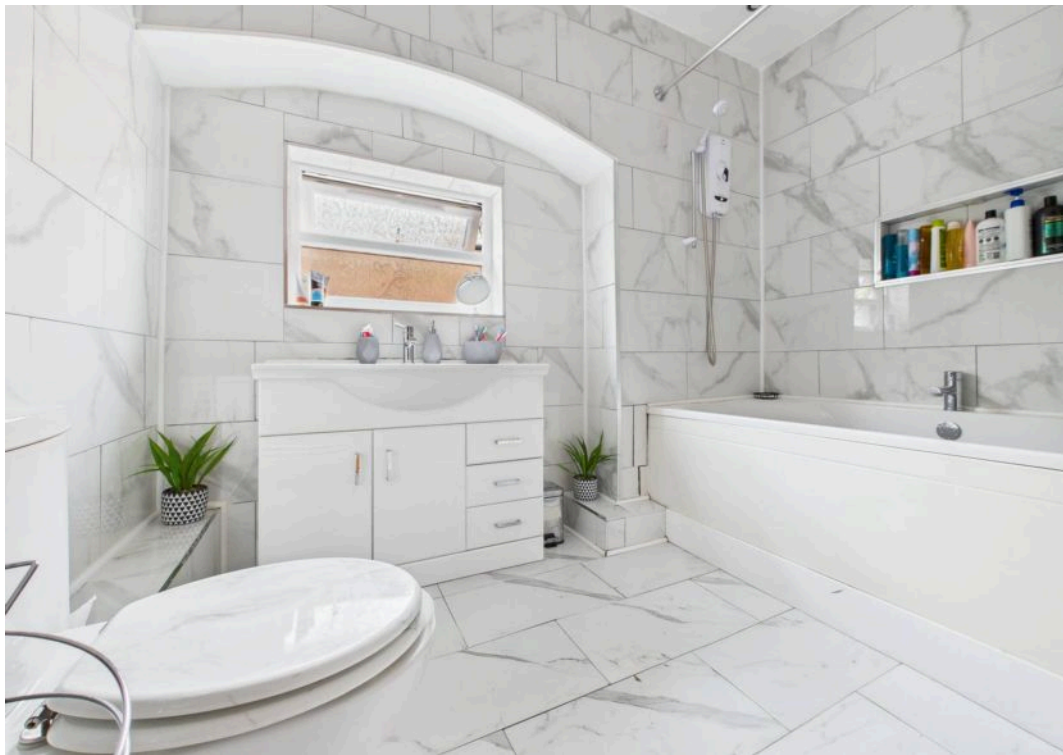
- Five bedroom home set across three floors with lots of room for personalisation and to add future value
- Convenient location close to schools, transport links to the City Centre and local amenities
- Generous lounge/dining room with sliding patio doors
- Bright second reception room with large bay window and high ceilings
- Open-plan kitchen and dining area offering fantastic scope for a modern family hub
- Separate utility room providing with plumbing for a potential wet room
- Useful cellar offering potential, versatility and storage space
- Stylish updated family bathroom with marble-style tiling and overhead shower plus potential for an en-suite off bedroom two with plumbing available for bathing fixtures
- Additional loft space accessible by hatch and ladders
- Front hardstanding parking leading to a large block-paved courtyard

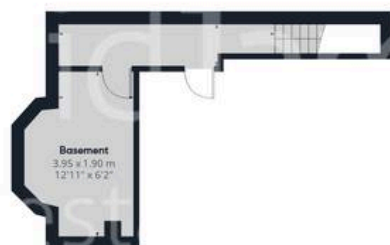












Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

213.5 m<sup>2</sup>

2297 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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