



£165,000

Romans Court, Nottingham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

0115 697 28 29



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# Step Inside

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## Key Features

- 2 Double Bedrooms
- Bath with over bath shower
- chain free
- Close To Local Amenities
- Close to local shops
- Close to tram link and bus stops
- Combi Boiler
- Conservatory
- Double Glazing
- Fitted Bathroom

## Property Description

Discover the captivating local history of the Romans Court Cul-de-sac in Old Basford, Nottingham (NG6), now available for offers over £165,000.

## Main Particulars

Built in the 1980s, the property was constructed on the gardens of the manor house that still stands today. Notably, during this period, Hamilton Knight also made the visionary decision to build numbers 1-11 Romans Court, contributing to the architectural landscape of the neighborhood.

With two bedrooms, this residence is an ideal haven for those seeking a tranquil home to settle down, start a family, or create a versatile workspace for those who work from home. The property boasts gas amenities, including central heating, ensuring warmth and convenience throughout.

The kitchen / diner offers a practical and functional space that has been well maintained during its time as a rental property. Fitted with a range of wall and base units, integrated cooking appliances, and space for additional white goods, the room provides ample worktop space and natural light from the window overlooking the front aspect. There is sufficient room for a dining table, creating a sociable area for everyday living. While perfectly serviceable in its current condition, the space also presents an excellent opportunity for a new owner to modernise and reconfigure to suit contemporary tastes.

The lounge is a generously proportioned reception room offering plenty of space for seating and relaxation. The layout provides a bright and welcoming environment with direct access through sliding doors into the conservatory, allowing natural light to flow throughout the ground floor. The room has been well looked after by previous tenants and is ready for immediate use, yet also offers scope for cosmetic updating to create a modern living space tailored to a new owner's style.

The conservatory provides an additional reception area overlooking the rear garden and offers a pleasant space for relaxing or entertaining. It creates a useful link between the house and the garden and increases the versatility of the ground floor accommodation. For buyers seeking additional internal space, the conservatory also presents potential for redevelopment or extension, subject to the necessary consents, allowing the area to be incorporated into a larger open plan living space.

To the rear, the property benefits from a private garden with patio and raised planting areas. The space is manageable and provides an ideal setting for outdoor seating, gardening, or family use. With some landscaping and modernisation, the garden could easily be transformed into an attractive outdoor living area that complements the internal accommodation.

Upstairs the property offers two spacious double bedrooms. Both rooms provide generous proportions with ample space for bedroom furniture, making them suitable for a range of buyers including first time purchasers, couples, or investors. The rooms are well maintained and offer further potential for modernisation and personalisation.

The property benefits from a single garage located within the block to the front of the property, with the middle garage belonging to the property. In addition, there is off road parking available, providing convenient and practical parking options for residents and visitors.

For your convenience, here are some useful details about the property:

\*EPC rating: C (expires March 2033)

\*Council Tax Band: B

- \*Located within the Selective Licensing Area for Nottingham City Council
- \*Within both Mandatory and Additional HMO Licensing areas for Nottingham City Council
- \* 7-minute walk to the nearest tram stop (Basford Tram Stop)
- \*70/71 (yellow busses) within 2-minute walk, 68/69 (yellow busses) 10 minute walk away.
- \*25 Minute commute to the city center on Public Transport
- \* 12-minute drive to the city center
- \*Ring Road nearby.

It is 20 minutes to Nottingham Station by tram and 15 minutes by public transport to the city center.

NOTE: Some or all of the property may fall within a conservation area. Please enquire more with your solicitor should you make an offer.

Contact Us:

0115 697 2829

contact@ngalloway.co.uk

www.normangalloway.co.uk

DISCLAIMER: Please ensure you seek your own financial and planning advice when making type of purchase/investment

- (1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer
  - (2) These particulars do not constitute part or all of an offer or contract.
  - (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
  - (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
  - (5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.
  - (6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in the sales particulars.
- Please make sure you carefully read and agree with the contract before signing these documents.

Norman Galloway Sales & Lettings are registered with:

\* Property Redress, with reference: PRS01969.

\* Information Commissioners' Office, with reference: ZA251605

\* Client Money Protect, with reference: CMP002689

Council Tax Band: B (Nottingham City Council)

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

**Entrance/Hallway**

**Kitchen**

**Living room**

**Conservatory**

**FIRST FLOOR:**

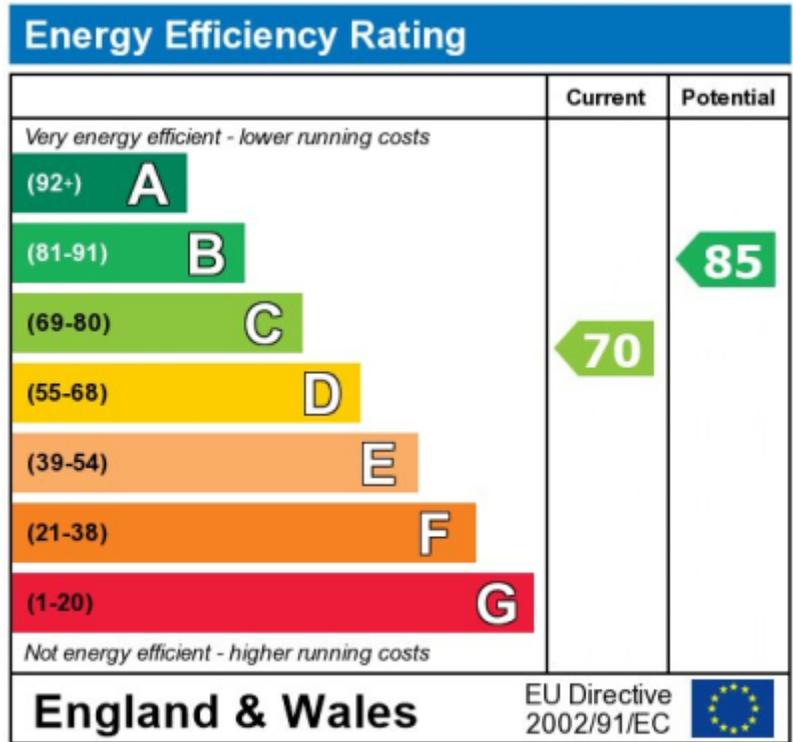
**Bedroom 1**

**Bedroom 2**

**Bathroom**

**Cupboard**





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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