



Hedley Villas, Basford
£290,000

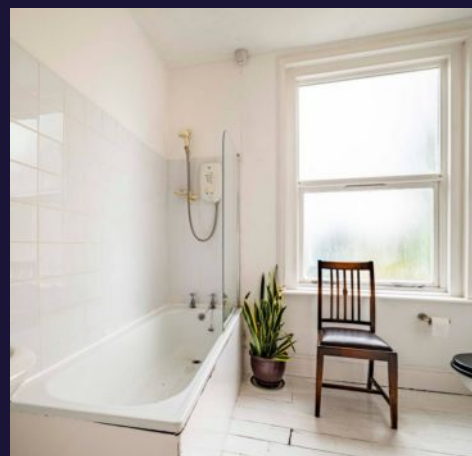
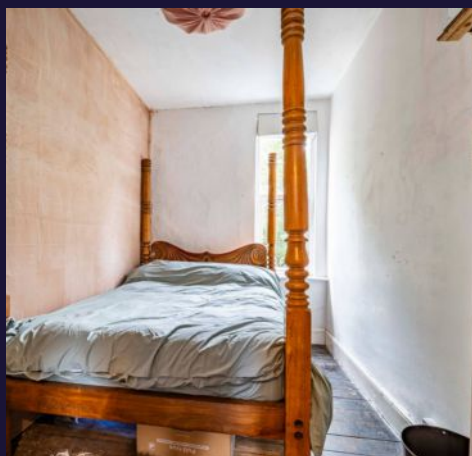


This well-presented three-storey terraced home is a wonderful opportunity for families, offering spacious and versatile living across all floors, with bedrooms and plenty of potential to add your own personal touch.

Inside, the ground floor offers two generous reception rooms — perfect for family gatherings or entertaining — along with a recently fitted kitchen. The first floor provides two comfortable bedrooms and a family bathroom, while the second floor adds two further double bedrooms, ideal for older children or guests. A large cellar gives ample storage, keeping everyday living clutter-free.

Outside, the property enjoys a low-maintenance front garden with on-street parking available, while to the rear there's a private courtyard, offering a great spot for relaxing or alfresco dining.

- Victorian Three Story Home
- Characterful Features Throughout
- Four Good sized Bedrooms
- Two Separate Reception Rooms
- Facing Green Space With Children's Park
- Private Pedestrian Access
- New Kitchen With Granite Worktop And Belfast Sink
- Tasteful Property With Potential To Make Your Own
- Easy Access To City Centre
- Good Schools Nearby





Entrance

Entrance hall has wooden floorboards, radiator, and stairs at the end leading to the first floor along with doors to the downstairs accommodation.

Living room

11' 1" x 14' 9" (3.37m x 4.49m)

A light and bright living room with wooden floorboards, a feature fireplace along with a decorative mantelpiece, a slate hearth, radiator and a wooden framed double glazed bay window to the front.

Dining room

11' 5" x 12' 4" (3.47m x 3.76m)

Spacious and open dining room with unique light fixture.

Kitchen

8' 9" x 10' 7" (2.67m x 3.22m)

The kitchen has tiled flooring, along with multiple fitted base and wall units and fitted countertops, a stainless steel sink with a drainer and a mixer tap. Also has an integrated oven with a gas hob and extraction hood along with lots of room for a washing machine and fridge, partially tiled walls, an in built cupboard, wooden framed double glazed windows to the side and rear elevations and door to the rear of the property.

First floor landing

The landing has wooden flooring, in built cupboard, a single glazed window to the back elevation and provides access to the first floor accommodation.

Bedroom three

6' 8" x 12' 9" (2.03m x 3.88m)

The third bedroom has wooden flooring, a radiator and a wooden framed double glazed window to the front elevation.



Bedroom four

6' 7" x 12' 9" (2.01m x 3.88m)

The fourth bedroom has wooden flooring, an original cast iron fireplace, a radiator and a wooden framed double glazed window to the rear of the property.

Bathroom

8' 0" x 8' 4" (2.45m x 2.55m)

The bathroom has wooden floorboards, low level flush WC, a wash basin with stainless steel taps, a panelled bath with a wall mounted shower fixture, partially tiled walls, a radiator and a wooden framed double glazed obscure window to the rear elevation

Second floor landing

The landing has wooden flooring, a hatch to access a boarded loft with a drop down ladder and a skylight, a single glazed window to the rear elevation and gives access to the second floor accommodation .

Bedroom One

15' 0" x 12' 9" (4.58m x 3.89m)

The main bedroom has wooden flooring an original cast iron fireplace, two radiators and two wooden framed double glazed windows to the front elevation.

Bedroom two

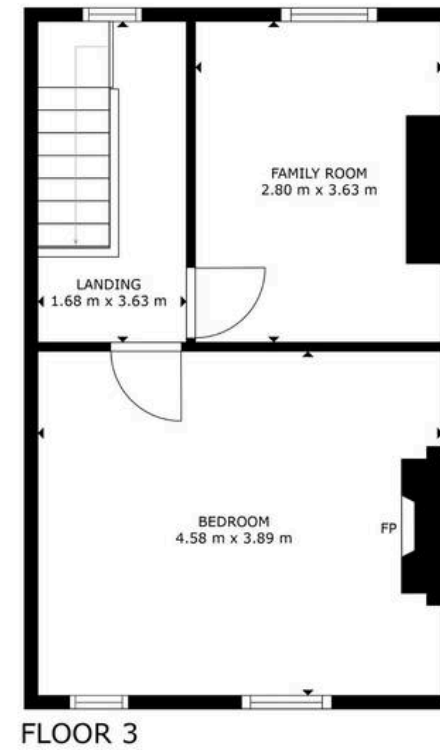
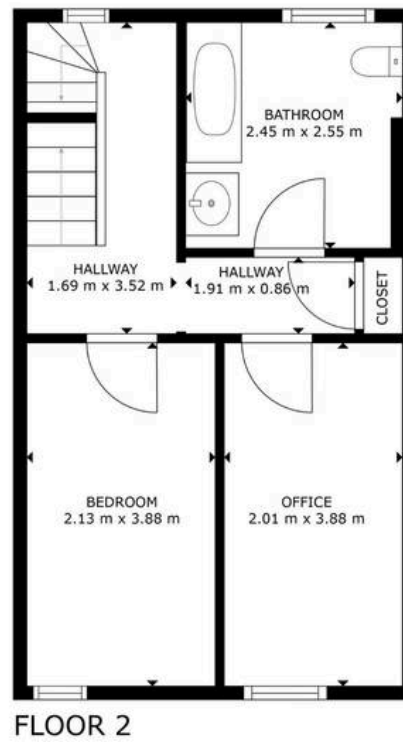
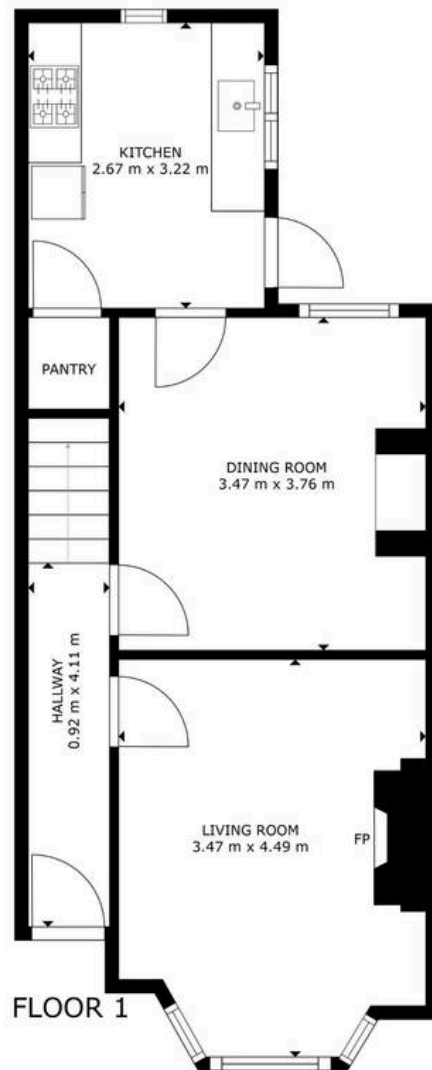
9' 2" x 11' 11" (2.80m x 3.63m)

The second bedroom has wooden flooring, an in built cupboard, a radiator and a timber framed double glazed window to the rear elevation.

EPC rating; D

Council Tax band; A







Comfort Estates

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