

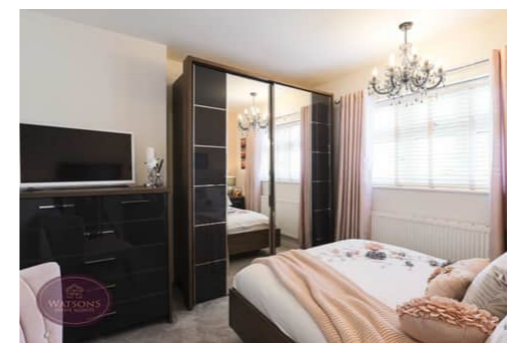
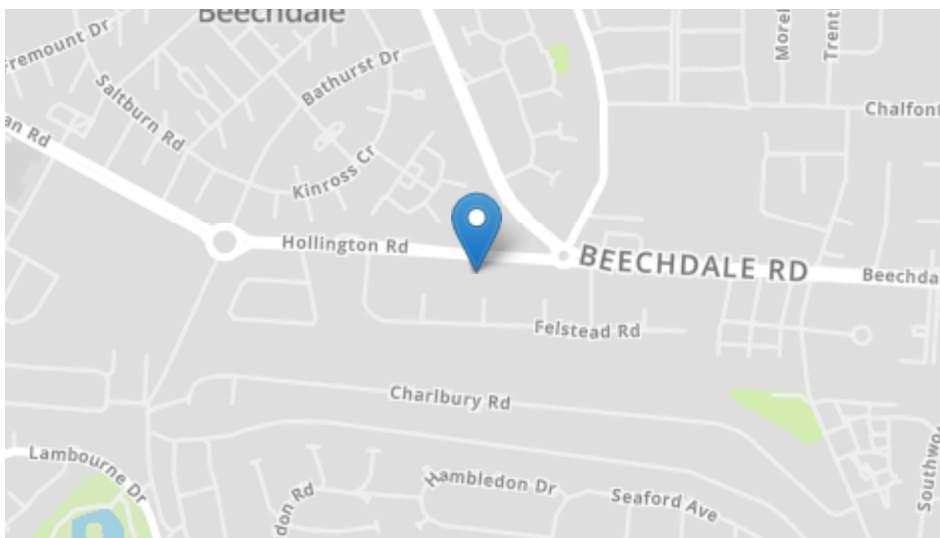
Hollington Road, Nottingham, NG8 3HB

Offers Over £240,000



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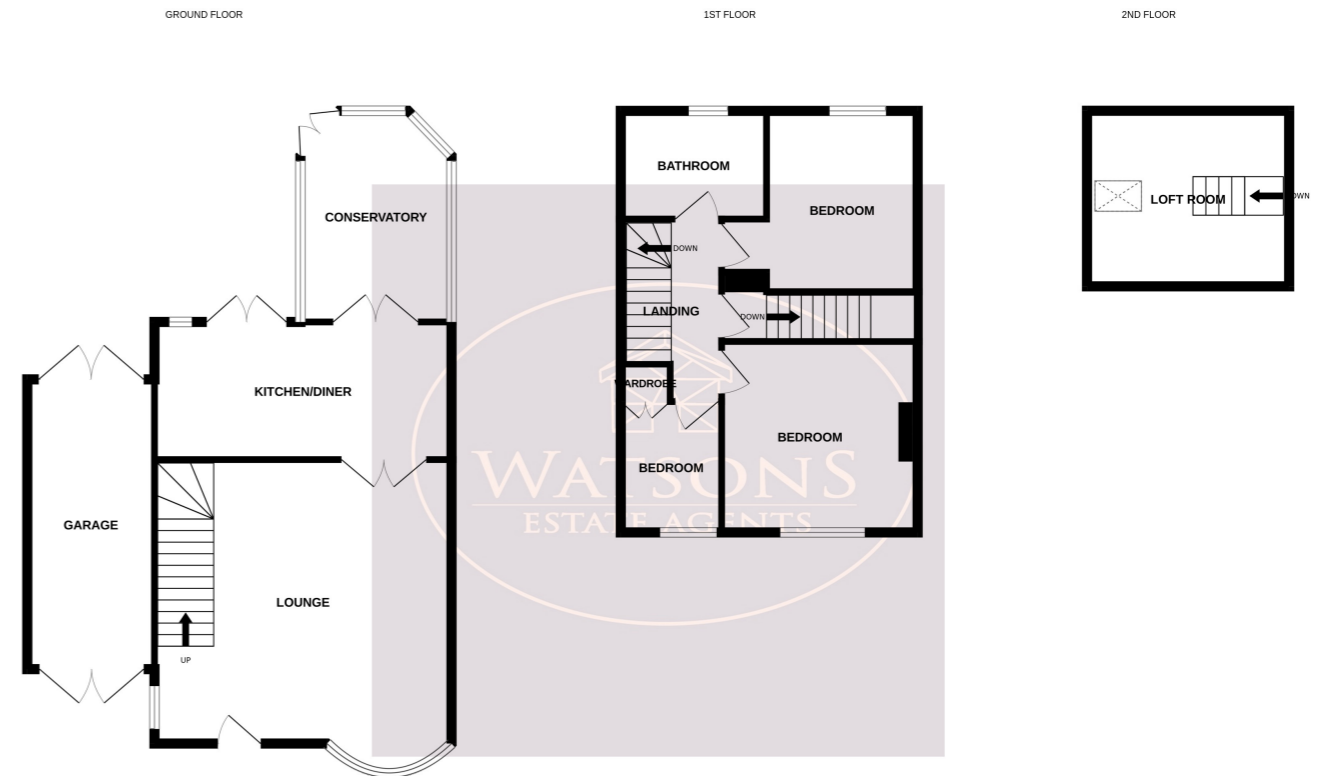
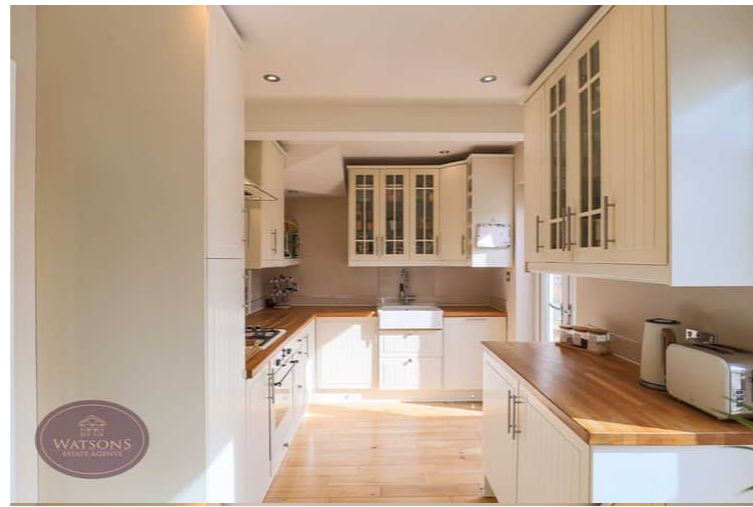
Our Seller says....

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**** ROOM FOR ALL THE FAMILY ***** This deceptively spacious home offers three bedrooms and a loft room, is within walking distance to amenities, bus stops & schools. The property is highly recommended to be viewed internally to fully appreciate the size and composition of the property on offer. The property in brief comprises to the ground floor; lounge with with bay window, open plan dining kitchen with french doors to the rear, conservatory. To the first floor a landing giving access to three bedrooms, a three piece bathroom suite and access to an attic room. To the outside a front garden with driveway providing off road parking, garage door with access for storage and to the rear an enclosed garden with patio and lawn areas. Hollington Road is located just off Beechdale Road and is an area highly sought after for its schools & convenient access to the ring road & Nottingham City Centre, the University of Nottingham and the Queens Medical Centre.. A parade of shops is within walking distance with amenities including various convenience stores, a doctors surgery, post office & hairdressers. The area is also well served by public transport with bus stops just a few minutes walk away.

Ground Floor

Storm Porch

Entrance door to the front.

Lounge

5.23m x 5.11m (17' 2" x 16' 9") UPVC double glazed bay window to the front, uPVC double glazed window to the side, radiator and door to the dining kitchen.

Dining Kitchen

5.18m x 2.42m (2.4m min) (17' 0" x 7' 11") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, washing machine and dishwasher. Radiator, ceiling spotlights and uPVC double glazed French doors leading to the conservatory.

Conservatory

3.77m x 2.76m (12' 4" x 9' 1") Brick & uPVC double glazed construction, tiled flooring and UVPC double glazed French doors leading to the rear garden.

First Floor

Landing

Doors to all bedrooms and stairs to the attic room.

Bedroom 1

3.34m (3.02m min) x 3.23m (10' 11" x 10' 7") UPVC double glazed window to the front and radiator.

Bedroom 2

3.10m (plus recess) x 2.6m (10' 2" x 8' 6") UPVC double glazed window to the rear, ceiling spotlights and radiator.

Bedroom 3

2.31m x 1.79m (7' 7" x 5' 10") UPVC double glazed window to the front, a range of fitted furniture, storage cupboard housing the combination boiler and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Radiator and obscured uPVC double glazed window to the rear.

Second Floor

Attic Room

3.52m x 3.08m (11' 7" x 10' 1") UPVC double glazed velux window to the side and radiator.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of mature plants & shrubs. A concrete driveway provides ample off road parking and leads to the garage store with double wooden doors, power and door leading to the rear garden. The garden is enclosed by timber fencing and wall borders to the perimeter. The South facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter.