

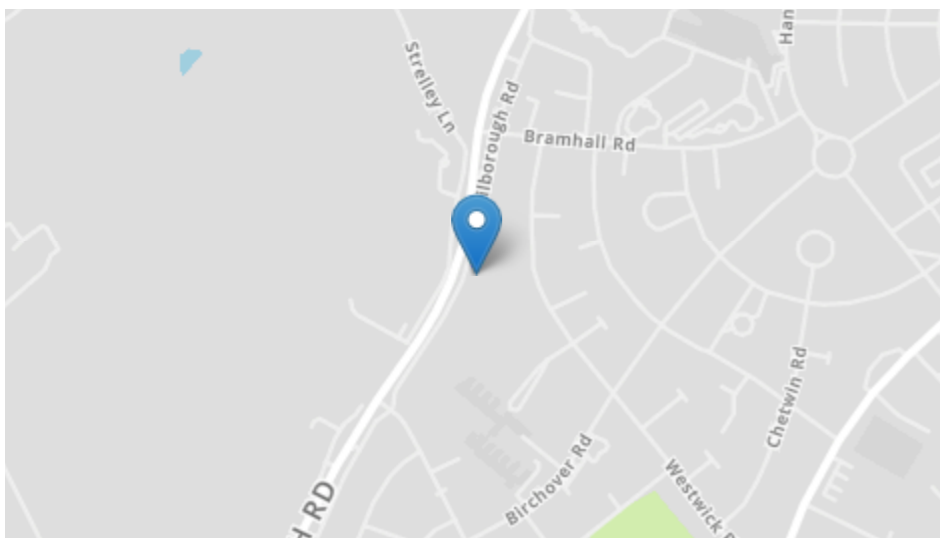
Bilborough Road, NG8 4DN

Offers Over £250,000



Bilborough Road, NG8 4DN

Offers Over £250,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			83
		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27960403

Our Seller says....

- Semi Detached Family Home
- 3 DOUBLE Bedrooms
- Generous Lounge Diner
- Breakfast Kitchen
- Downstairs WC
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** NEW TO THE MARKET *** Three bed semi-detached home in the popular residential area of Bilborough on the outskirts of Nottingham. Benefitting from excellent local amenities including a range of shops, medical centre, Harvey Hadden sports facility, favoured school catchments, as well as excellent transport links. Set back from the main road away from the traffic, this particular semi is a great example of the well proportioned homes which have become desired by growing families. The accommodation is well presented throughout and comprises in brief: entrance hall, downstairs wc, lounge, breakfast kitchen. Upstairs, the landing leads to the 3 DOUBLE bedrooms and a recently refitted modern family bathroom. Outside, the excellent plot enjoys great off street parking with a driveway & garage, whilst the appealing lawned rear has both a paved patio area and a timber decked area at the bottom to enjoy the summer sun, all enclosed by a timer fenced boundary. This location within 4 miles of Nottingham City Centre makes it an easy commute and for those who work further afield, the M1 motorway is within a 5 minute drive too. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, wood effect laminate flooring and doors to the WC, lounge and breakfast kitchen.

WC

WC, radiator and obscured uPVC double glazed window to the front.

Lounge

5.51m x 3.97m (2.72m min) (18' 1" x 13' 0") UPVC double glazed window to the front, feature fire place with inset real flame gas fire, radiator and door to the rear garden with 2 uPVC double glazed windows to the side.

Breakfast Kitchen

3.65m x 3.57m (12' 0" x 11' 9") A range of matching solid wood wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated waist height electric oven and hob with extractor over. Plumbing for washing machine. Wall mounted boiler, uPVC double glazed windows to the side & rear, radiator and door to the side.

First Floor

Landing

UPVC double glazed window to the front, airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.



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.
Made with Metropix ©2024

Bedroom 1

4.04m x 2.81m (13' 3" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.62m x 3.52m to the wall (11' 11" x 11' 7") UPVC double glazed windows to the side & rear and radiator.

Bedroom 3

2.77m x 2.71m (9' 1" x 8' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A paved driveway provides off road parking leading to the detached single garage with up & over door and power, all enclosed by hedge & timber fencing to the perimeter and is secured by wrought iron gates to the front. The rear garden comprises a paved patio, timber decking seating area, turfed lawn, brick built outhouse, external tap and timber fencing to the perimeter with gated access to the side.