

HoldenCopley

PREPARE TO BE MOVED

Wigman Road, Nottingham, Nottinghamshire NG8 4PA

Guide Price £160,000

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GUIDE PRICE: £160,000 - £170,000

CALLING ALL INVESTORS & FIRST TIME BUYERS...

This three-bedroom, semi-detached property presents a fantastic investment opportunity, ideal for both first-time buyers eager to add their personal touch or savvy investors looking for potential. Nestled in a well-regarded neighbourhood, it sits conveniently close to local amenities, schools, and offers swift access to Nottingham's City Centre, the Universities, and the OMC. Step inside, and you're welcomed by a porch and hallway that leads you to a spacious living room, where French doors open into the dining area. The kitchen is fitted and access to a handy ground-floor W/C for convenience. Upstairs, you'll find three well-proportioned bedrooms and a neat three-piece bathroom suite. Outside, the front garden is laid to lawn, with side access guiding you around to the rear. The rear garden offers a lush lawn, planted borders, and a tranquil boundary of hedges and trees, providing privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

7'1" x 3'0" (2.17 x 0.93)

The porch has wood flooring, UPVC double-glazed obscure windows, and a door that opens to the front garden

Hallway

12'1" x 6'11" (3.69 x 2.11)

The hallway has wood-effect flooring, carpeted stairs, a fitted base unit, a radiator, and a door providing access into the accommodation.

Living Room

13'8" x 12'1" (4.18 x 3.69)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace with a wooden surround and marble-effect hearth, wood-effect flooring, and access into the dining room.

Dining Room

10'4" x 8'6" (3.16 x 2.61)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and access to the kitchen

Kitchen

10'4" x 8'6" (3.15 x 2.61)

The kitchen has fitted with base and wall units, a worktop, and a stainless steel sink with a mixer tap and drainer. There is space for a freestanding cooker with an extractor fan, as well as space and plumbing for a washing machine and a fridge freezer. Additional features include in-built cupboards, partially tiled walls, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a door leading to the rear porch

Porch

4'10" x 4'3" (1.48 x 1.32)

The porch has vinyl flooring, and double doors opening to the rear garden.

W/C

4'1" x 2'10" (1.25 x 0.87)

This space has a window on the side elevation, a low-level flush W/C, and vinyl flooring

FIRST FLOOR

Landing

7'1" x 5'8" (2.17 x 1.74)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, loft access, and access to the first-floor accommodation

Master Bedroom

12'2" x 12'1" (3.71 x 3.70)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, two built-in cupboards, and carpeted flooring

Bedroom Two

13'6" x 8'7" (4.13 x 2.64)

The second bedroom features a UPVC double-glazed window to the rear elevation, a radiator, a built-in cupboard, and carpeted flooring

Bedroom Three

9'0" x 8'7" (2.75 x 2.63)

The third bedroom features a UPVC double-glazed window to the rear elevation, a radiator, and carpeted flooring

Bathroom

7'1" x 5'6" (2.16 x 1.69)

The bathroom has a UPVC double-glazed obscure window to the rear elevation, a low-level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted and handheld shower fixture, a vertical radiator, floor-to-ceiling tiling, and vinyl flooring

OUTSIDE

Front

To the front of the property is a lawn, with side access leading to the rear garden.

Rear

The property features a lawn, planted borders, and a boundary of hedges and trees along its side and rear.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 100Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

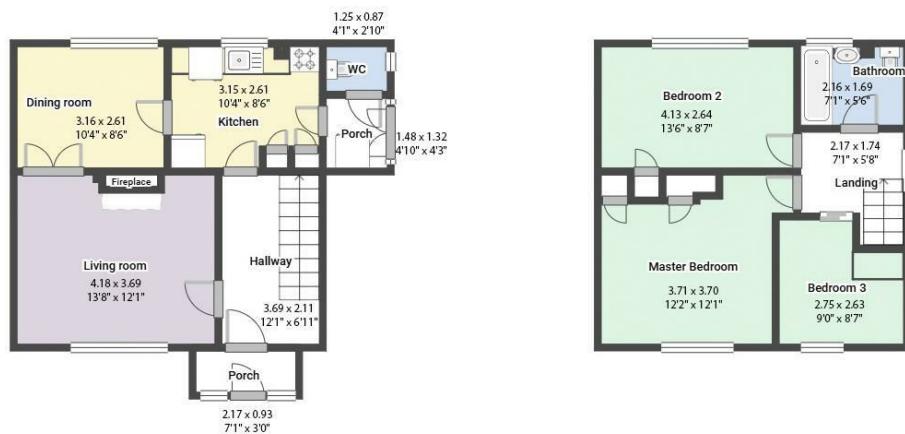
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	74	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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