

HoldenCopley

PREPARE TO BE MOVED

Western Boulevard, Wollaton, Nottingham NG8 3NW

Guide Price £270,000 - £280,000

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NO UPWARD CHAIN...

Welcome to this three-bedroom detached house, perfect for those seeking a home to make their own mark. Situated in a desirable location, this property comes to the market with no upward chain, offering a smooth transition for potential buyers. Upon entry, you're greeted by an entrance hall leading to a spacious bay-fronted living room, ideal for relaxing evenings. The ground floor also boasts a versatile family room, a dining room perfect for hosting gatherings, a kitchen awaiting your personal touch and a convenient W/C. Ascending to the first floor, you'll find three well-proportioned bedrooms, along with a four-piece bathroom suite and an additional separate W/C, ensuring comfort and convenience for all. Outside, the property features a driveway and garage providing ample on-road parking, while the private enclosed garden offers a tranquil retreat for outdoor enjoyment. Situated in a sought after location, close to a range of local shops, eateries and excellent transport links into Nottingham City Centre as well as being within catchment to local schools. With some TLC, this property holds great potential to become your dream home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite & A Further Separate W/C
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has double glazing

Entrance Hall

13'5" x 8'1" (4.10m x 2.48m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, a picture rail, two windows with stained glass inserts to the front elevation and a single door with stained glass inserts providing access into the accommodation

Living Room

14'4" x 11'1" (4.37m x 3.65m)

The living room has carpeted flooring, a recessed chimney breast with a decorative surround, a radiator, coving to the ceiling and a bay window to the front elevation

Family Room

13'5" x 11'5" (4.10m x 3.48m)

The family room has wooden flooring, two radiators, coving to the ceiling and is open plan to the dining room

Dining Room

7'4" x 10'7" (2.25m x 3.24m)

The dining room has wooden flooring, a radiator, coving to the ceiling and a glass sliding door providing access to the rear garden

Kitchen

16'0" x 8'7" (4.89m x 2.64m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, space for an oven, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, a wall-mounted boiler, two windows to the side and rear elevations and a single door providing access to the rear garden

W/C

2'11" x 4'7" (0.90m x 1.41m)

This space has a low-level flush W/C, a wall-mounted wash basin, a radiator, a storage cupboard, tiled flooring, tiled walls and an obscure window to the side elevation

FIRST FLOOR

Landing

9'8" x 4'8" (2.96m x 1.44m)

The landing has carpeted flooring, a window to the side elevation and provides access to the first floor accommodation and the boarded loft which has a retractable ladder

Master Bedroom

11'10" x 14'8" (3.63m x 4.49m)

The master bedroom has wooden flooring, three radiators, a picture rail and a bay window to the front elevation

Bedroom Two

11'11" x 13'6" (3.64m x 4.12m)

The second bedroom has wooden flooring, a radiator, a picture rail and a window to the rear elevation

Bedroom Three

8'5" x 8'2" (2.58m x 2.49m)

The third bedroom has wooden flooring, a range of fitted storage cupboards, a radiator and a window to the front elevation

Bathroom

6'9" x 8'1" (2.06m x 2.48m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and an obscure window to the side elevation

W/C

5'3" x 2'10" (1.61m x 0.88m)

This space has a low-level flush W/C, tiled flooring, a radiator and an obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a low-maintenance garden and a driveway with access to the garage providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a lawn, a range of plants and shrubs, a range of fruit trees, a large vegetable patch and panelled fencing

ADDITIONAL INFORMATION

Council Tax: £214.37.

The property is connected to the mains water supply.

The property is connected to the mains gas supply.

The property is connected to the mains electricity supply.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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:

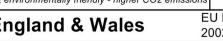
Property Tenure is Freehold

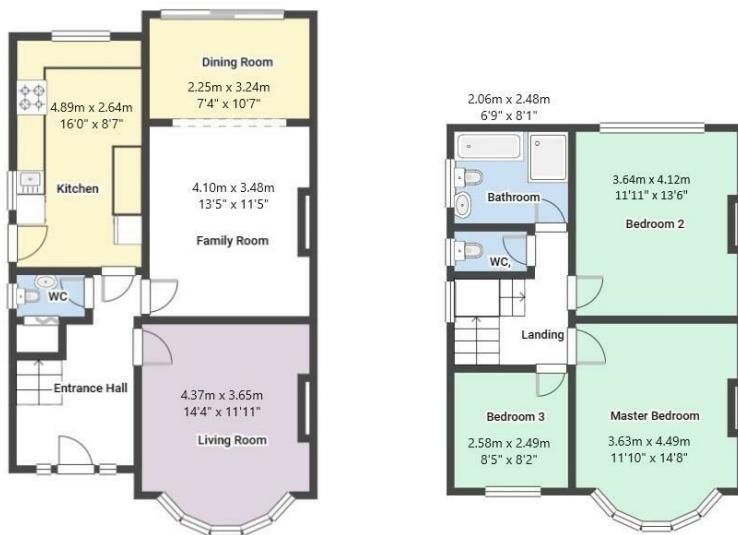
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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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