

HoldenCopley

PREPARE TO BE MOVED

Tremayne Road, Bilborough, Nottinghamshire NG8 4HT

Guide Price £210,000

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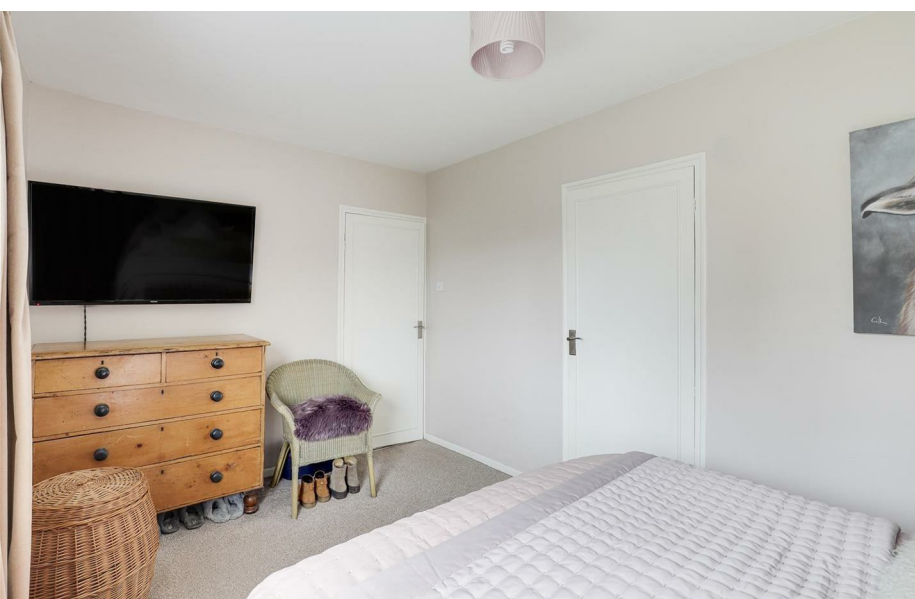
GUIDE PRICE £210,000- £220,000

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached home offers a fantastic opportunity for a variety of buyers. Conveniently located, the property provides easy access to various amenities and facilities, including local conveniences, excellent schools, and regular transport links. Additionally, the home benefits from owned solar panels, offering energy efficiency and reduced running costs. Stepping inside, the entrance hall leads to an open-plan layout, seamlessly connecting the living room, dining room, and modern kitchen. This flowing design creates a bright and airy space, perfect for both relaxing and entertaining. Upstairs, the property features two double bedrooms and a comfortable single bedroom, all of which offer built-in storage space for added practicality. The floor is completed by a wet room, designed for ease and accessibility. Externally, the property continues to impress with a driveway providing off-road parking for two cars, alongside a charming front garden with a lawn, plants, and shrubs. To the rear, a private and generously sized garden offers plenty of outdoor space, featuring a paved patio area, a lawn, and a separate gravel patio, ideal for outdoor dining and relaxation.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Room
- Modern Kitchen
- Wet Room
- Driveway
- Owned Solar Panels
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, ceiling coving and a single UPVC door providing access into the accommodation.

Living Room

13'10" x 10'5" (4.23m x 3.19m)

The living room has carpeted flooring, a radiator, ceiling coving, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

10'5" x 10'2" (3.20m x 3.11m)

The dining room has carpeted flooring, a radiator, ceiling coving, open access to the kitchen, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

Kitchen

10'2" x 10'0" (3.10m x 3.06m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, space for a cooker & washing machine, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the side of the property.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

14'1" x 8'9" (4.31m x 2.67m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10'11" x 10'1" (3.34m x 3.09m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'7" x 7'0" (2.94m x 2.15m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Wet Room

6'4" x 5'6" (1.95m x 1.68m)

The wet room has a low level flush W/C, a pedestal wash basin, an electric shower fixture, tiled walls, ceiling coving, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing access road parking, a garden area with a lawn, plants and shrubs, hedge borders and fence panelling boundaries.

Rear

To the rear is a private, generous sized rear garden with a paved patio area, a lawn, a brick-built outhouse with two storage cupboards, a gravel patio area, hedge borders and fence panelling boundaries.

Outhouse corridor

9'6" x 4'6" (2.91m x 1.39m)

Outhouse 1

4'7" x 2'3" (1.40m x 0.70m)

Outhouse 2

4'7" x 2'3" (1.41m x 0.71m)

Outhouse 3

7'0" x 5'0" (2.14m x 1.54m)

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – Yes - Concrete Build
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

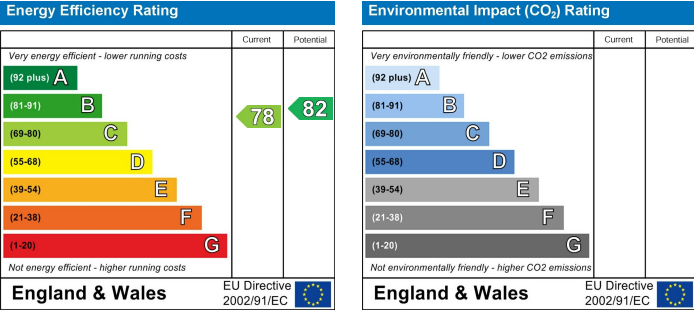
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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