

# HoldenCopley

PREPARE TO BE MOVED

Saltburn Road, Bilborough, Nottinghamshire NG8 3FY

---

Guide Price £150,000-£200,000

GUIDE PRICE £150,000 - £160,000

IDEAL DOWNSIZE IN POPULAR LOCATION...

A delightful two-bedroom bungalow nestled within the serene location of Bilborough. Upon entering the property, you are greeted by a warm and inviting entrance hall, setting the tone for the rest of the home. The spacious living room provides an ideal space for relaxation and entertainment, perfect for spending quality time with family and friends. The well-designed kitchen features ample storage and workspace, making meal preparation a breeze. It offers a practical layout for aspiring chefs and ensures every culinary endeavour is enjoyable. The bungalow comprises two inviting bedrooms, each offering a peaceful retreat after a long day. Both bedrooms are well-proportioned and benefit from plenty of natural light, creating a cosy ambiance. A three-piece bathroom completes the accommodation, providing all the essential amenities for a refreshing and rejuvenating experience. Externally, this property truly excels. The front and rear gardens are beautifully landscaped, offering space to enjoy outdoor activities, entertain guests, or simply bask in the tranquillity of the surroundings. The off-street parking ensures convenient off street parking while the added convenience of a garage provides secure storage for your car, bicycles, or other belongings. Located in the sought-after area of Bilborough, this bungalow enjoys close proximity to local amenities, schools, parks, and excellent transport links, ensuring easy access to surrounding areas.

MUST BE VIEWED



- Bungalow
- Two Bedrooms
- Entrance Hall
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Front & Rear Gardens
- Off Street Parking
- Garage
- Popular Location

## ACCOMMODATION

### Entrance Hall

10'7" x 6'0" (3.24m x 1.85m)

The entrance hall provides access to the various rooms and has wood-effect laminate flooring, a storage cupboard, a radiator and a UPVC door providing access into the accommodation.



### Living Room

3.24m x 4.41m

The living room has carpeted flooring, a chimney breast with a wall mounted fire, a radiator and a UPVC double glazed window.



### Kitchen

10'6" x 9'1" (3.22m x 2.79m)

The kitchen has carpeted flooring, partially tiled walls, a radiator, space for a fridge freezer, space and plumbing for a washing machine, space for a cooker oven with an extractor hood over, a stainless steel sink with a drainer and a mixer tap, a range of wall, drawer and base units with worktop above, a UPVC double glazed window and a UPVC door providing access to the rear garden.



### Bathroom

8'1" x 7'8" (2.48m x 2.35m)

The bathroom has tiled flooring, tiled walls, a radiator, a storage cupboard, a bath, a low level W/C, a vanity wash basin and an obscured UPVC double glazed window.

### Master Bedroom

10'7" x 11'5" (3.24m x 3.50m)

The master bedroom has carpeted flooring, a radiator and a UPVC double glazed window.

### Bedroom Two

8'3" x 10'7" (2.53m x 3.25m)

The second bedroom has a radiator and a UPVC double glazed window.

### 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

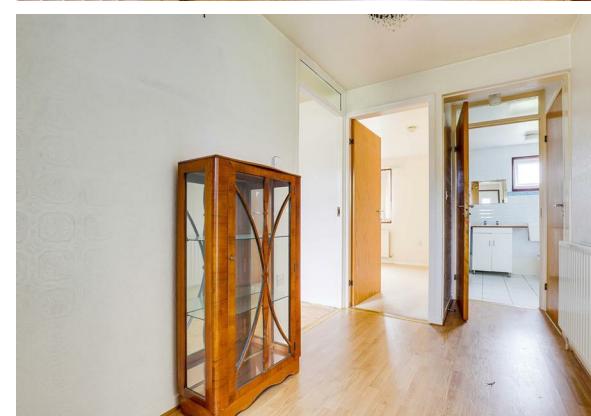
Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
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.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.