



Westholme Gardens,  
Aspley, Nottingham  
NG8 3NY

**£300,000 Freehold**





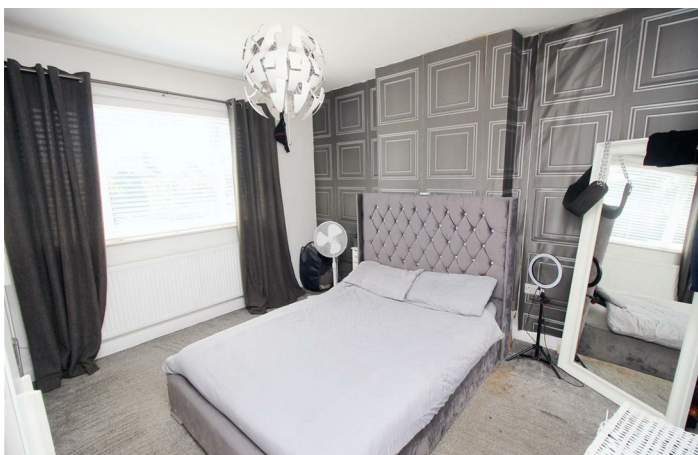
A WELL PROPORTIONED TWO DOUBLE BEDROOM DETACHED HOUSE WHICH WAS FORMERLY A THREE BEDROOM HOME.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises of an entrance hall, lounge, sitting room, extended and open plan kitchen diner and w.c. to the ground floor with a master bedroom and en-suite, second double bedroom and family bathroom to the first floor.

To the front of the property you will find a concrete driveway with car standing for two vehicles, mature shrubs and gated side access leading to the generous, private and enclosed rear garden which includes a large patio overlooking the lawn beyond and a decked area at the end with mature shrubs and fenced boundaries.

Offered to the market with the benefit of ready to move in condition, UPVC double glazing and gas central heating throughout, this property is well worthy of an early internal viewing.



### Entrance Hall

With a UPVC double glazed front door with flanking windows, tiled flooring, stairs to the first floor, radiator and doors to the w.c., kitchen and lounge.

### Lounge

11'5" x 10'11" approx (3.48m x 3.33m approx)

Carpeted flooring, radiator, UPVC double glazed bay window to the front, spotlights and French doors to:

### Sitting Room

11'11" x 11'5" approx (3.65m x 3.48m approx)

With laminate flooring, radiator, spotlights and open to:

### Open Plan Kitchen Diner

18'9" to 11'7" x 18'6" to 6'2" approx (5.73m to 3.55m x 5.65m to 1.88m approx)

With a range of modern wall, base and drawers units in white, work surfaces, 1½ bowl sink and drainer with mixer tap, integrated electric oven and microwave, integrated five burner gas hob with extractor fan over, tiled flooring and splashbacks, space for a fridge freezer, radiator, sky light, spotlights, two UPVC double glazed windows to the rear and UPVC double glazed French doors with flanking windows to the rear.

### Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the side and heated towel rail.

### First Floor Landing

UPVC double glazed window to the side and doors to:

### Bedroom 1

11'5" x 10'11" approx (3.49m x 3.35m approx)

Carpeted double bedroom with UPVC double glazed window to the front, radiator and door to:

### En-Suite

7'10" x 7'4" approx (2.4m x 2.26m approx)

Incorporating a three piece suite comprising of a corner shower, pedestal wash hand basin, low flush w.c., tiled floor and walls, extractor fan, UPVC double glazed window to the front.

### Bedroom 2

11'11" x 11'5" approx (3.65m x 3.49m approx)

Carpeted double bedroom with UPVC double glazed window to the rear and a radiator.

### Bathroom

8'5" x 7'4" approx (2.57m x 2.24m approx)

Incorporating a four piece suite comprising of a panelled bath, walk-in shower, pedestal wash hand basin, low flush w.c., tiled floor and walls, UPVC double glazed windows to the rear and side and spotlights.

### Outside

To the front of the property you will find a concrete driveway with car standing for two vehicles, mature shrubs and gated side access leading to the generous, private and enclosed rear garden which includes a large patio overlooking the lawn beyond and a decked area at the end with mature shrubs and fenced boundaries.

### Council Tax

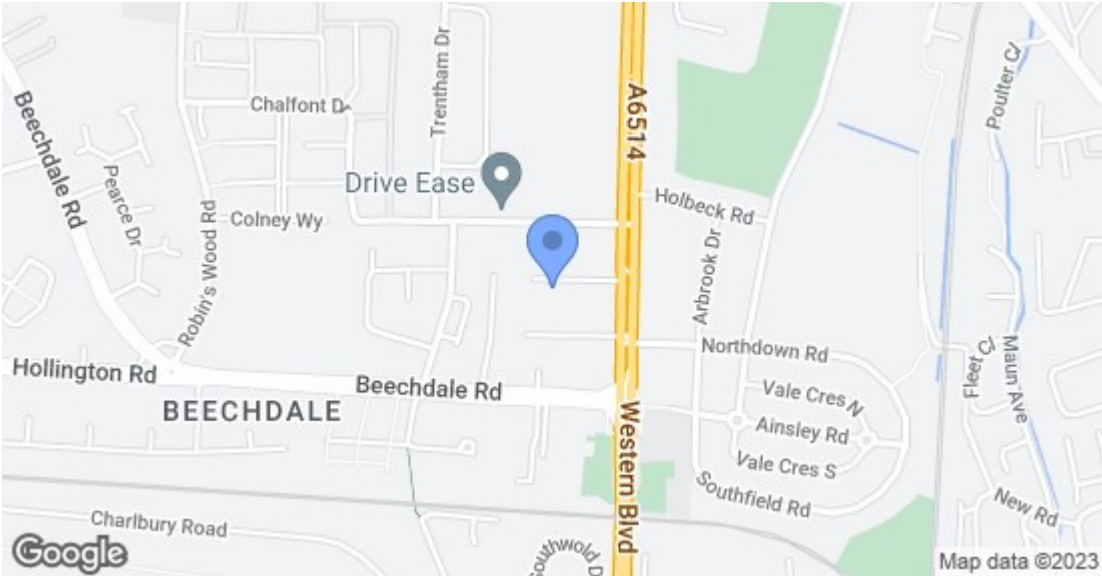
Nottingham City Council Band C







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.  
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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 <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		
England & Wales EU Directive 2002/91/EC		

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