

Hilcot Drive  
, Nottingham NG8 5HR

THREE BEDROOM HOME WITH NO  
UPWARD CHAIN

**Asking Price £140,000 Freehold**



This well-proportioned three bedroom home is offered to the market with no upward chain, making it an ideal choice for buyers seeking a straightforward move. Positioned in a popular residential area, the property benefits from secure off-road parking and a practical layout suited to modern living.

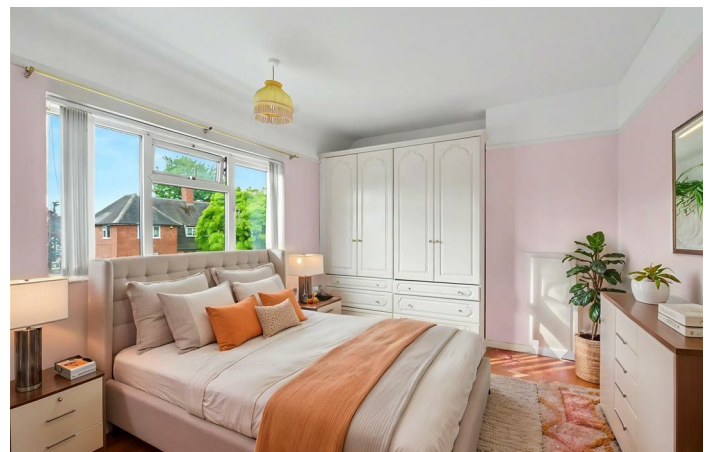
Upon entering, the property opens into a comfortable and inviting lounge, providing a pleasant space to relax. To the rear, there is a spacious kitchen diner which forms the heart of the home, offering ample room for both cooking and dining. The kitchen is complemented by twin pantries, delivering excellent additional storage, and has been enhanced with newly fitted worktops that give a fresh and modern finish.

The ground floor also benefits from a contemporary shower room, along with a separate WC, adding flexibility and convenience for busy households.

Upstairs, the property continues to impress with three well-sized bedrooms. The principal bedroom is particularly noteworthy, featuring its own WC and offering clear potential to be converted into a private en suite if desired. The remaining bedrooms are both of good size, making them suitable for family use, guests, or a home office setup.

Externally, the rear garden has been designed with ease of maintenance in mind, providing a tidy and manageable outdoor space that can be enjoyed without extensive upkeep, access to the rear of the garden.

Overall, this is a fantastic opportunity to acquire a chain-free home with generous accommodation, useful storage, and scope for further improvement, all within a well-regarded location. Early viewing is highly recommended.



### Entrance Hallway

UPVC double glazed entrance door, carpeted flooring, staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

11'6" x 14'5" approx (3.51 x 4.41 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, fireplace, door leading through to the kitchen.

### Kitchen

8'6" x 7'11" approx (2.603 x 2.42 approx)

Base units with worksurface over incorporating a sink and drainer unit with swan neck mixer tap, tiled splashbacks, storage cupboard, UPVC double glazed window to the rear elevation, doors leading off to:

### Pantry

Light and power, space and point for a fridge freezer, shelving providing additional storage space, UPVC double glazed window to the rear elevation.

### Shower Room

5'10" x 4'4" approx (1.78 x 1.34 approx)

Tiling to the walls, WC, shower enclosure with electric shower over, chrome heated towel rail.

### Rear Hallway

UPVC door leading outside, door leading through to the WC.

### WC

2'9" x 3'11" approx (0.845 x 1.21 approx)

Tiling to the walls, UPVC double glazed window to the rear elevation, wall mounted BAXI condensing boiler.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

13'6" x 9'7" approx (4.13 x 2.93 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, picture rail, door to WC.

### WC

### Bedroom Two

10'0" x 9'0" approx (3.07 x 2.76 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage, picture rail.

### Bedroom Three

8'0" x 7'0" approx (2.44 x 2.14 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, picture rail.

### Rear of Property

To the rear of the property there is an enclosed rear garden with blocked paved patio area, fencing to the boundaries, shed, gated access from the rear.

### Front of Property

To the front of the property there is a gated driveway providing off the road parking.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

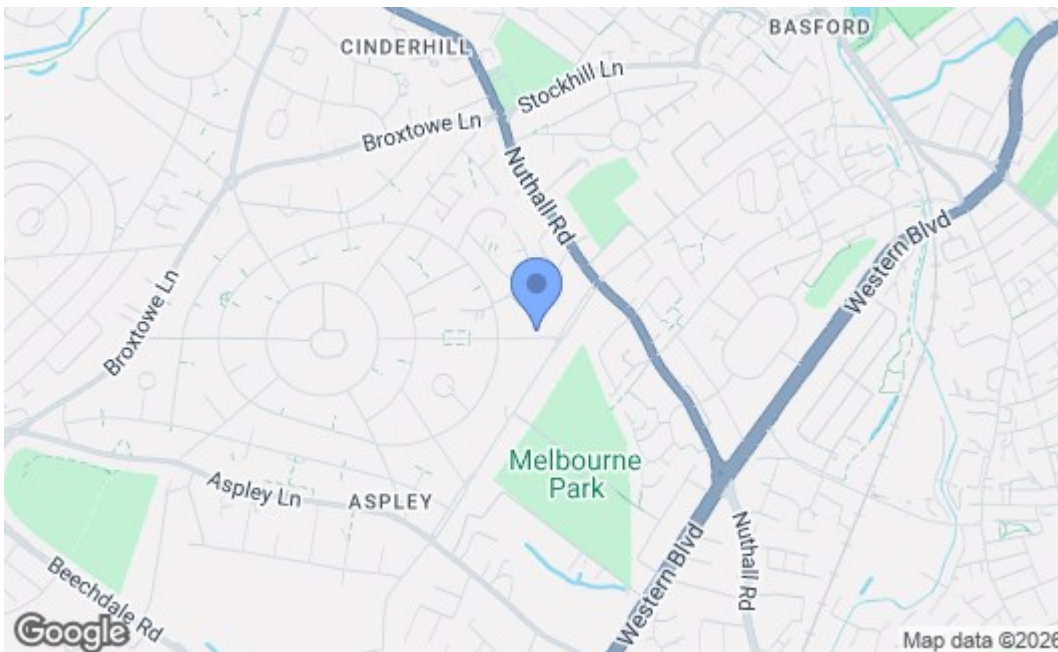
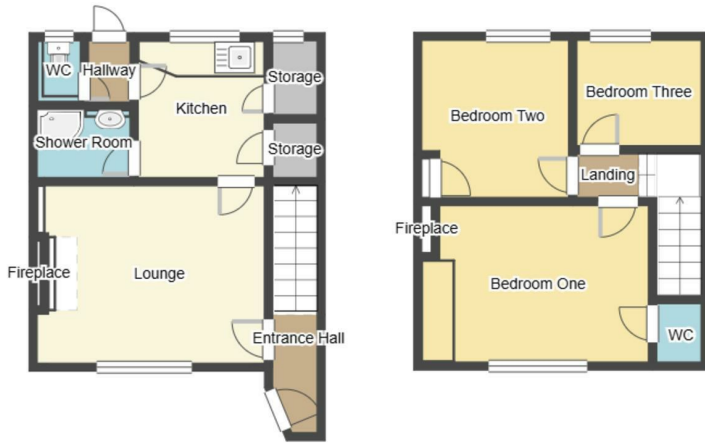
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.