



Princess Boulevard,  
Woodhouse Park, Nottingham  
NG8 6HE

**£325,000 Freehold**



A beautifully presented three double bedroom semi-detached house with a garage.

Situated in this sought after and convenient residential location within easy reach of a range of local shops and amenities including schools, transport links, the A52 and M11, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, WC, lounge and open plan kitchen/diner to the ground floor with two good sized double bedrooms and a bathroom to the first floor and rising to the second floor you will find the master bedroom with en-suite.

To the front of the property you will find a generous lawned garden space with a concrete driveway leading up to the garage offering ample off road parking. To the rear you will find a private and enclosed garden which includes a patio area with lawn beyond and fenced boundaries.

This contemporary property is offered to the market with the benefit of a light and airy versatile living space, UPVC double glazing and gas central heating throughout and ready to move in condition.



### Entrance Hallway

With a composite front door, radiator and doors to the lounge and WC.

### WC

With WC, pedestal wash hand basin, tiled splashbacks, extractor fan and radiator.

### Lounge

15'0" x 12'2" (4.58 x 3.71)

With a feature panelled wall, UPVC double glazed bay window to the front, radiator, useful under stairs storage cupboard and a door to the inner hallway.

### Inner Hallway

With stairs to the first floor, radiator and door to the kitchen/diner.

### Kitchen/Diner

15'5" x 10'4" (4.71 x 3.17)

With a range of modern wall, base and drawer units, worksurfaces, sink with drainer and a mixer tap, integrated electric oven, integrated gas hob with extractor fan over, tiled splashbacks, integrated dishwasher, washing machine and fridge freezer, radiator, feature half panelled wall, UPVC double glazed window and UPVC double glazed French doors to the rear.

### First Floor Landing

With airing cupboard housing the hot water cylinder, UPVC double glazed window to the front, stairs to the second floor and radiator.

### Bedroom Two

11'8" x 8'7" (3.57 x 2.64)

Carpeted double bedroom with fitted wardrobes, UPVC double glazed window to the rear and radiator.

### Bedroom Three

10'10" x 8'7" (3.32 x 2.64)

Carpeted double bedroom with UPVC double glazed window to the front, fitted wardrobes and radiator.

### Bathroom

8'2" x 6'5" (2.49 x 1.98)

Incorporating a three piece suite comprising panelled bath

with shower over, pedestal wash hand basin, WC, tiled splashbacks, vinyl flooring, heated towel rail, spotlights and UPVC double glazed window to the rear.

### Bedroom One

20'2" x 11'2" (6.16 x 3.41)

Carpeted double bedroom with fitted wardrobes, two Velux windows, two radiators, UPVC double glazed window to the front, loft hatch and door to the en-suite.

### En-Suite

Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled splashbacks, heated towel rail, spotlights, extractor fan and electric shaver point.

### Outside

To the front of the property you will find a generous lawned garden space with a concrete driveway leading up to the garage offering ample off road parking. To the rear you will find a private and enclosed garden which includes a patio area with lawn beyond and fenced boundaries.

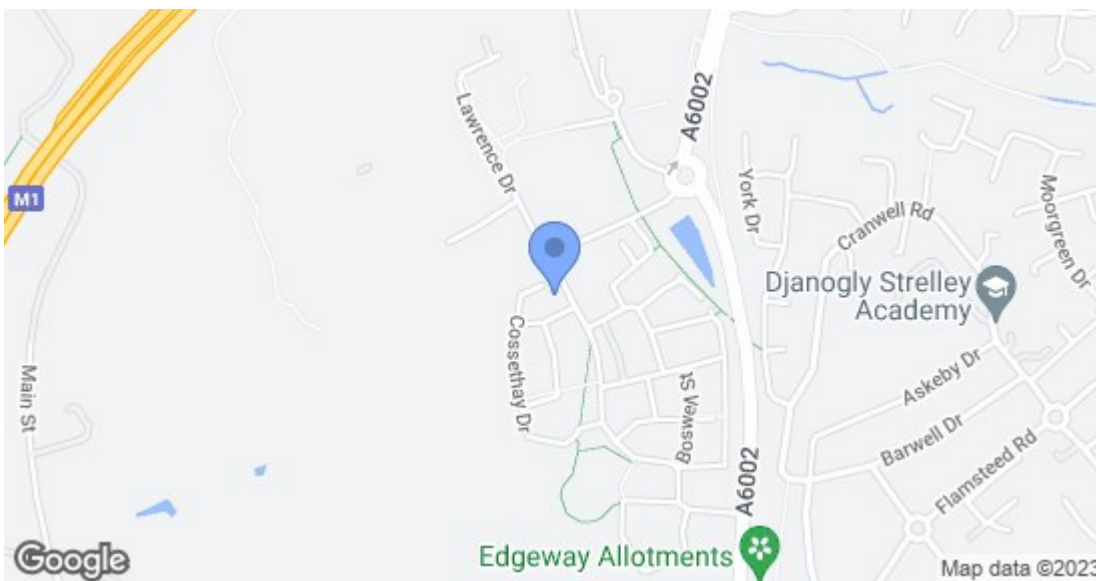
### Garage

17'1" x 9'0" (5.23 x 2.75)

With an up and over garage door to the front, power and electricity and a composite pedestrian door to the side.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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	

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.