Robert Ellis

look no further...

Cockington Road,
Bilborough, Nottingham
NG8 4DL

£230,000 Freehold

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A Beautifully Presented Three-Bedroom Semi-Detached House.

Situated in this popular and convenient residential location, readily accessible for a wide range of local shops and amenities including; schools and transport links, 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 comprises; entrance hall, lounge diner, kitchen and WC to the ground floor with three good sized bedrooms and bathroom to the first floor.

To the front of the property you will find a large gated gravel driveway with ample car standing, stocked beds and gated side access leading to the enclosed rear garden which includes a concrete patio overlooking the lawn beyond, mature shrubs and fence boundaries.

Having been upgraded and renovated by the current vendor and offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a range of modern fixture and fittings and chain free vacant possession an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hall
UPVC double glazed door to front, stairs leading to first floor, radiator, useful under stair storage cupboard and doors leading into the WC, Kitchen and lounge diner.

Lounge Diner
19'5" x 10'11" (5.92m x 3.33m)
UPVC double glazed window to front, carpet flooring, feature gar fire with Adams style mantle, radiator and UPVC double glazed sliding doors to the rear.

Kitchen
9'11" x 9'1" (3.04m x 2.78m)
Fitted with a range of modern wall, base and drawer units, work surfaces, sink and drainer unit with mixer tap, electric oven with hob and air filter over, tiled splashback, laminate flooring, space for fridge freezer and washing machine, radiator, UPVC double glazed window to the rear and door to the sheltered side walk way with useful storage area.

WC
Fitted with a low level WC and laminate flooring.

First Floor Landing
UPVC double glazed window to front, useful storage cupboard, loft hatch and doors leading into the bathroom and three bedrooms.

Bedroom One
12'2" x 11'0" (3.73m x 3.36m)
UPVC double glazed window to rear, carpet flooring and radiator.

Bedroom Two
10'11" x 7'0" (3.34m x 2.14m)
UPVC double glazed window to the front, carpet flooring and radiator.

Bedroom Three
9'2" x 6'0" (2.81m x 1.84m)
UPVC double glazed window to rear, carpet flooring and radiator.

Bathroom
Incorporating a three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, laminate flooring and UPVC double glazed window to the side.

Outside
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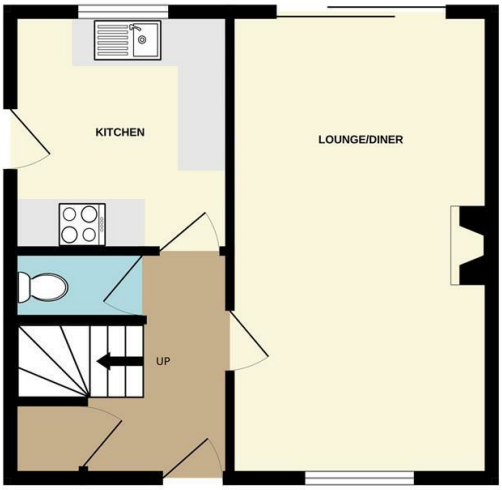
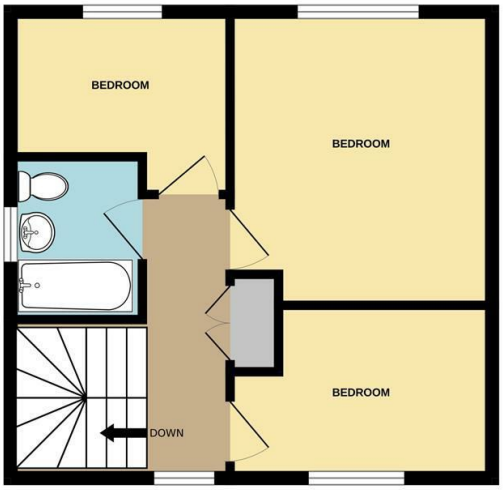
Council Tax Band
Nottingham City Council Band A

GROUND FLOOR



1ST FLOOR



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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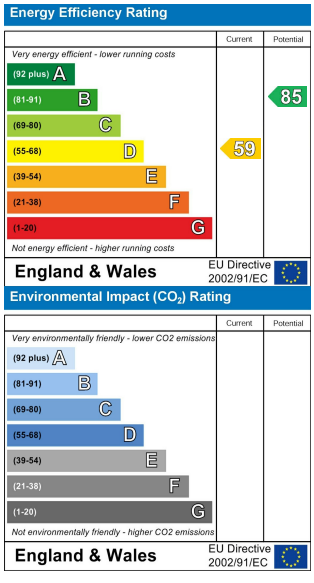

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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