



Hillbeck Crescent,  
Wollaton, Nottingham  
NG8 2EZ

**£220,000 Freehold**



A traditionally styled and constructed three bedroom semi-detached house.

This well presented and proportioned property with three good sized bedrooms is likely to appeal to a variety of potential purchaser but is considered ideal for the needs of a growing family of an investor.

In brief the internal accommodation comprises; entrance hall, WC, lounge diner and breakfast kitchen to the ground floor, then rising to the first floor are three good sized bedrooms and bathroom.

Outside the property has a drive providing car standing with the car port beyond and a primarily lawned garden, and to the rear the property has again a primarily lawned garden with workshop and patio.

Occupying a sought-after established residential location, well placed for local schools, shops, parks and a wide range of other facilities.



### Entrance Hall

UPVC double glazed entrance door, radiator, meter cupboard and UPVC window.

### Lounge Diner

17'11" x 12'10" max (5.47m x 3.93m max)

UPVC window to the front, patio door the rear, radiator and fuel effect gas fire with granite style hearth and surround and Adam-style mantle.

### Kitchen

11'6" x 11'8" (3.53m x 3.58m)

Fitted wall and base units, work surfacing with tiled splashback, breakfast bar, single sink and drainer unit with hot and cold taps, inset gas hob with electric oven below, plumbing for a washing machine and two UPVC windows.

### Rear Hallway

UPVC double glazed to the rear and UPVC window.

### WC

Fitted with a low level WC and UPVC window.

### First Floor Landing

UPVC window, loft hatch and storage cupboard.

### Bedroom One

11'8" x 11'7" (3.57m x 3.54m)

Two UPVC windows and radiator.

### Bedroom Two

12'10" x 8'10" (3.93m x 2.71m)

UPVC window, radiator and fitted cupboard.

### Bedroom Three

8'8" x 8'8" (2.66m x 2.66m)

UPVC window, radiator and fitted cupboard.

### Bathroom

Fitted with a low level WC, pedestal wash hand basin, bath with Triton shower over, tiled flooring, part tiled walls, wall mounted heated towel rail and UPVC double glazed window.

### Outside

To the front the property has a drive providing car standing

with gated car port beyond and a primarily lawned front garden. To the rear the property has a primarily lawned garden with patio, outside tap, shrub border, shed and workshop.

### Workshop

12'6" x 6'11" (3.83m x 2.11m)

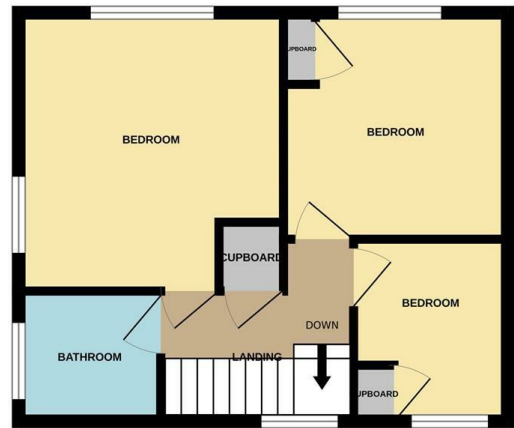
Light and Power, UPVC double glazed window and a further wooden window.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

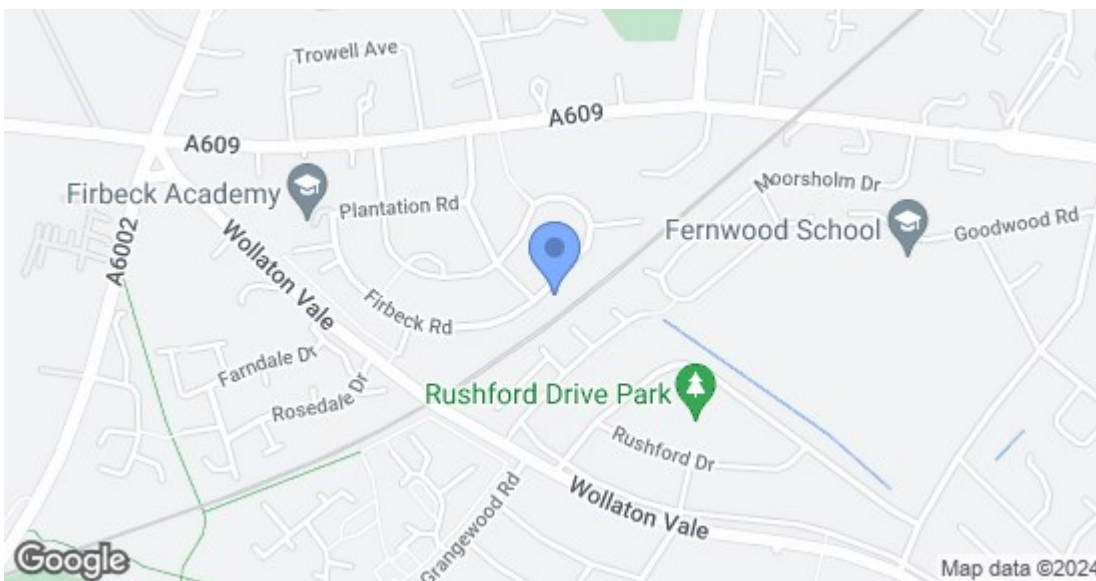


1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.

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			
<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	

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