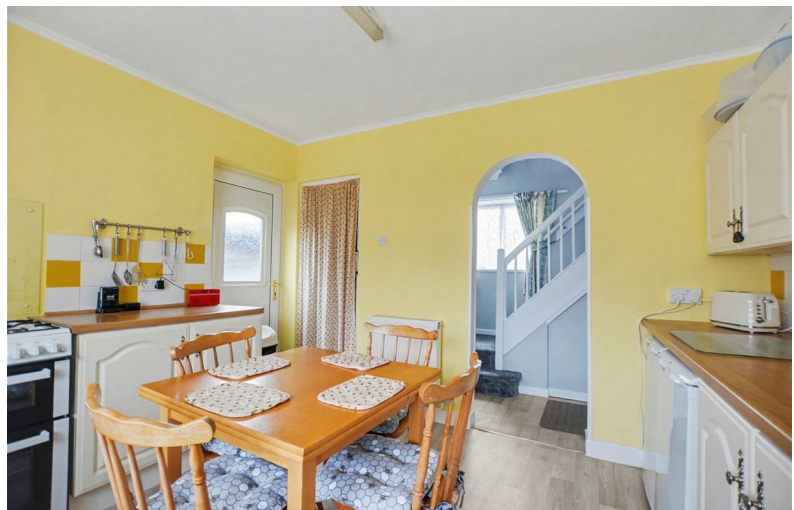


# Robert Ellis

*look no further...*



Bilborough Road,  
Bilborough, Nottingham  
NG8 4DN

**£240,000 Freehold**

0115 922 0888



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@robertellisea



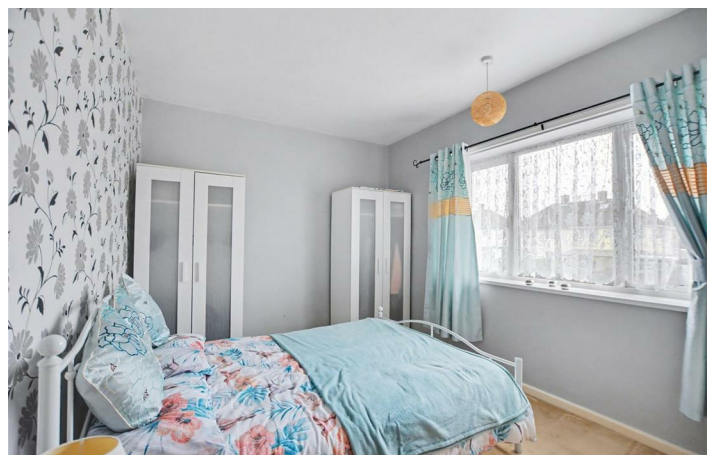


Situated on Bilborough Road, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests or a home office.

The property features a single bathroom, which can be easily upgraded to suit your personal style and needs. The potential for renovation is significant, allowing you to tailor the space to your preferences and enhance its value.

Additionally, the house benefits from parking, ensuring convenience for residents and visitors alike. With no chain involved, you can enjoy a smooth and swift transition into your new home.

This property is not just a house; it is a canvas awaiting your creative touch. Whether you are a first-time buyer or an experienced investor, this semi-detached home on Bilborough Road is a promising prospect. Don't miss the chance to make it your own.



### Entrance Hallway

UPVC double glazed entrance door, UPVC double glazed window to the front, stairs the first floor, radiator, useful understairs storage cupboard and door to the kitchen and lounge.

### Lounge

18'0" x 12'11" (5.5m x 3.95m )

A carpeted reception room with a radiator, gas fire with Adam-style mantle, UPVC double glazed window to the front and UPVC double glazed French doors to the rear.

### Kitchen

11'7" x 11'5" (3.55m x 3.5m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit and mixer tap, tiled splashbacks, laminate flooring, electric cooker with gas hob, free standing fridge and freezer, free standing washing machine, UPVC double glazed window to the rear, radiator, UPVC double glazed door to the side and a large storage cupboard housing the Baxi combination boiler.

### First Floor Landing

UPVC double glazed window to the front, loft hatch, built-in storage cupboard and doors to the bathroom and three bedrooms.

### Bedroom One

11'9" x 11'8" (3.6m x 3.58m )

A carpeted double bedroom with UPVC double glazed window to the rear and side, radiator.

### Bedroom Two

12'11" x 9'2" (3.95m x 2.8m )

A carpeted double bedroom with built-in storage cupboard, UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'11" x 8'7" (2.73m x 2.63m )

A carpeted bedroom with built-in storage cupboard, UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three-piece suite comprising: walk-in

shower, pedestal wash-hand basin, WC, tiled splashbacks, radiator and UPVC double glazed window to the side.

### Outside

Outside you will find a gravelled frontage with stocked borders, concrete driveway, and gated side access leading to the rear garden which is mainly pebbled, mature shrubs, brick built out building and fence boundaries.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

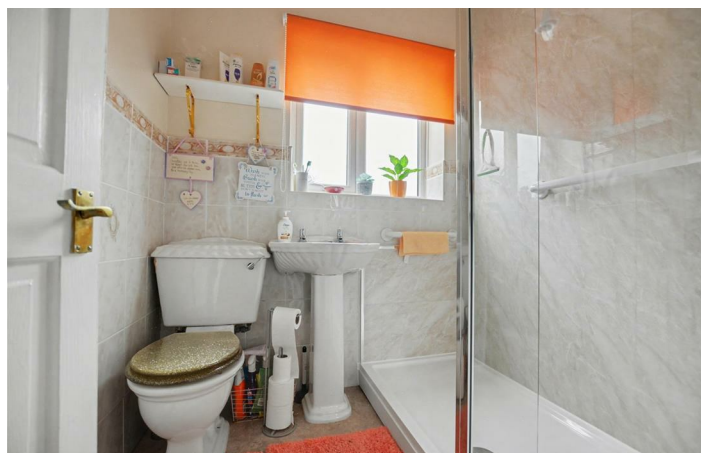
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Mining Search

These details and Key facts 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. Full material information is available in hard copy upon request.



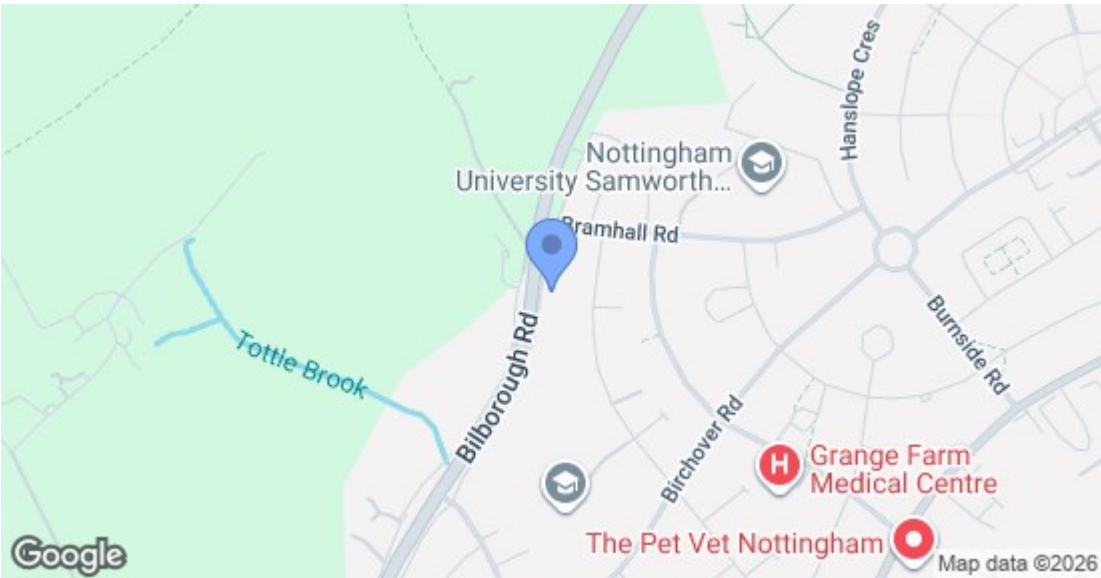
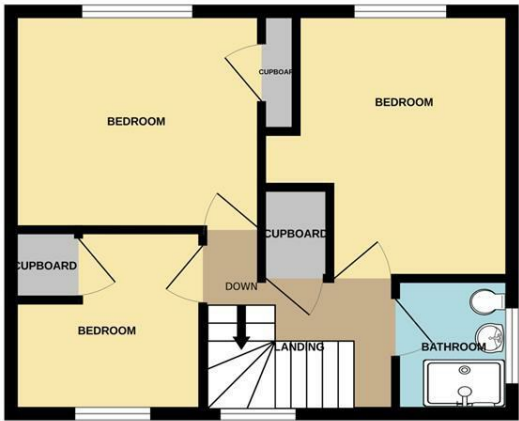




GROUND FLOOR



1ST FLOOR



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		
	68	77
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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