



Appledore Avenue,
Wollaton, Nottingham
NG8 2RL

£340,000 Freehold



A traditionally styled and constructed Hofton built three bedroom link detached house.

Available to the market with the benefit of chain free vacant possession, this clean and tidy property offers generous room sizes throughout and displays excellent potential for the incoming purchaser to upgrade and re-model to their taste and requirements.

In brief, the internal accommodation comprises: Entrance porch, entrance hallway, WC, through lounge/diner and kitchen to the ground floor. Rising to the first floor is a landing, two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside the property has a Presscrete style driveway to the front with a garage beyond and inset borders and to the rear has an enclosed primarily lawned garden with patio.

Situated in a particularly sought after and established residential location convenient for local schools, shops and excellent transport links this well maintained property is well worthy of viewing.



Entrance Porch

A UPVC double glazed entrance door with flanking window leads to porch.

Entrance Hallway

A second wooden door with flanking window leads to hallway with radiator, under stairs cupboards, cloaks cupboard and stairs off to first floor landing.

WC

With WC, pedestal wash hand basin, part tiled walls and extractor fan.

Kitchen

12'4" x 7'9" (3.76 x 2.38)

With fitted wall and base units, worksurfaces with tiled splashbacks, sink with double drainer and mixer tap, a Cannon gas cooker, plumbing for a washing machine, wall mounted Baxi boiler, plumbing for a dishwasher, pantry cupboard and UPVC double glazed window.

Lounge/Diner

25'2" x 11'10" reducing to 10'11" (7.69 x 3.62 reducing to 3.33)

With UPVC double glazed window to the front, UPVC double glazed patio doors to the rear, two radiators, fuel effect gas fire with stone style surround and timber mantle.

Bedroom One

13'6" x 11'11" (4.13 x 3.65)

With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Two

11'5" x 10'11" (3.48 x 3.35)

With UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Three

9'6" x 6'10" (2.92 x 2.10)

With UPVC double glazed window and radiator.

WC

With WC, UPVC double glazed window and fully tiled walls.

Bathroom

With wash hand basin inset to vanity unit, bath with shower handset, fully tiled walls, UPVC double glazed window, radiator and storage cupboard.

Outside

To the front the property has a Presscrete style driveway with the garage beyond and inset stocked borders. To the rear the property has an enclosed and private garden with patio and a primarily lawned garden with stocked beds and borders and a timber shed.

Garage

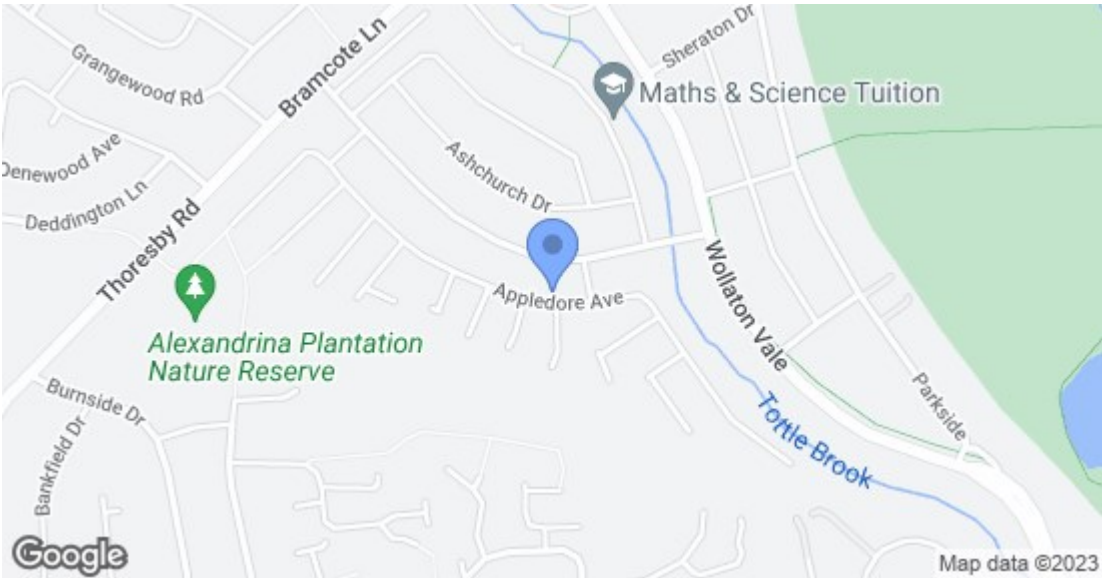
24'3" x 9'0" (7.41 x 2.75)

With electric remote controlled up and over door to the front, UPVC double glazed pedestrian door and window to the rear, light and power and a tap.





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	65	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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