



Glaisdale Drive West,  
Bilborough, Nottingham  
NG8 4GW

**£185,000 Freehold**



A three bedroom semi-detached, offering great potential.

Available to the market for the first time since it's construction, this well proportioned three bedroom semi-detached house offers an excellent opportunity for the incoming purchaser to upgrade and remodel to their taste and requirements. It is likely to be of significant appeal to a family, investor or first time buyer.

In brief the internal accommodation comprises; entrance hall, sitting room, dining room and kitchen, rising to the first floor, there are three bedrooms and a shower room.

Outside the property has primarily lawned gardens to both front and rear, stocked borders and useful brick stores.

Offered to the market with the benefit of chain free vacant possession and being conveniently situated for local shops, excellent transport links and a range of other useful facilities.



UPVC double glazed entrance door leads to the entrance Hall

#### Entrance Hall

Stairs leading to the first floor, radiator and doors leading into the sitting room and kitchen.

#### Sitting Room

13'11" x 10'2" (4.26m x 3.10)

UPVC double glazed window to the front, radiator, fuel effect gas fire with Adam-style surround.

#### Dining Room

10'6" x 10'5" (3.22m x 3.19)

UPVC double glazed window and radiator.

#### Kitchen

10'1" x 10'0" (3.09m x 3.05m )

Fitted with wall and base units, work surfacing with tiled splashback, inset gas hob with electric oven below, plumbing for a washing machine, single sink and drainer unit with mixer tap, UPVC double glazed window and tiled flooring.

#### First Floor Landing

UPVC double glazed window, loft hatch and storage cupboard.

#### Bedroom One

14'1" x 8'8" (4.30m x 2.65m )

UPVC double glazed window, radiator, wall mounted Worcester boiler and fitted cupboard.

#### Bedroom Two

11'0" x 10'2" (3.36m x 3.12m)

UPVC double glazed window and radiator.

#### Bedroom Three

UPVC double glazed window and cupboard.

#### Shower Room

Fitted with a low level WC, pedestal wash hand basin, double shower cubicle with shower over, part tiled walls and UPVC double glazed window to the side.

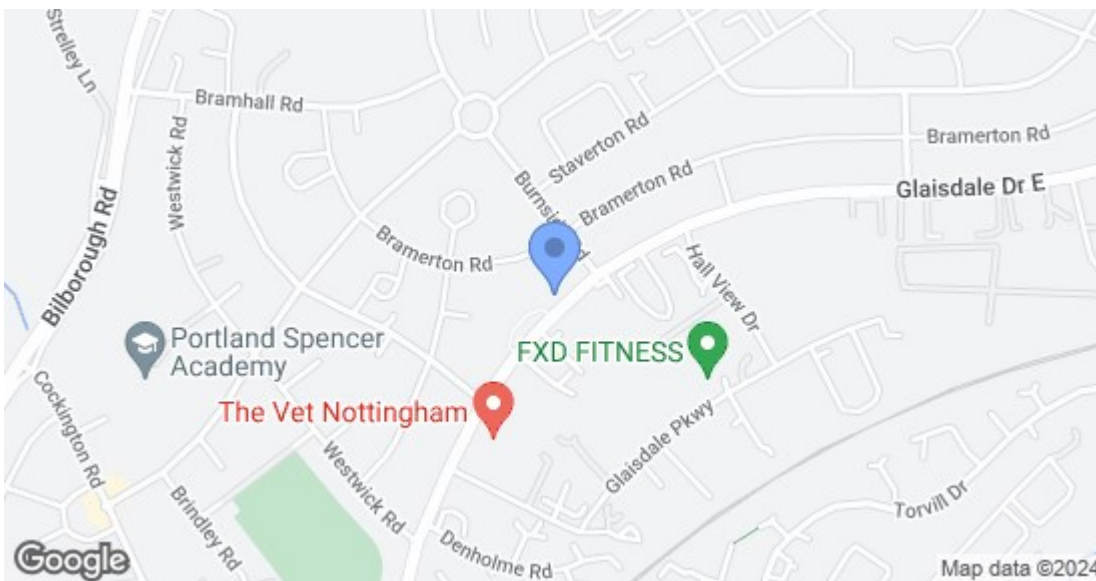
#### Outside

To the front the property has a lawned garden with shrubs and trees. To the rear the property has three useful brick stores, a primarily lawned garden, outside tap, shrubs and trees.

#### Council Tax Band

Nottingham City Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.