Robert Ellis

look no further. . .

Hillbeck Crescent,
Wollaton, Nottingham
NG8 2EZ

£220,000 Freehold

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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 a 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.

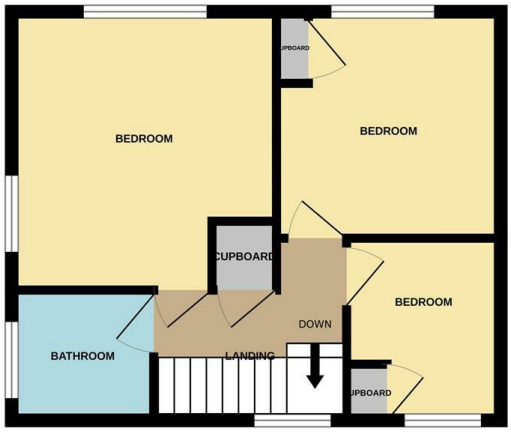
Bathroom
Fitted with a low level WC, pedestal wash hand basin, bath with Triton shower over, tiled flooring, part tiled walls, wall mounted heated towel rail and UPVC double glazed window.

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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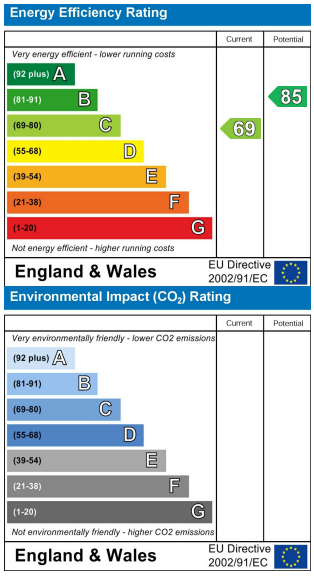

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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