



Birchover Road,  
Bilborough, Nottingham  
NG8 4BS

**£220,000 Freehold**





Located on Birchover Road, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a practical bathroom, designed to meet the needs of modern living. With parking available convenience is at your fingertips, making daily life just a little easier.

One of the standout features of this property is the absence of a chain, allowing for a smooth and swift transition into your new home. With vacant possession, you can move in without delay and start making memories in this lovely residence.

Birchover Road is situated in a desirable area, offering easy access to local amenities, schools, and transport links, making it an ideal location for those seeking both comfort and convenience. This property is a fantastic opportunity to secure a charming home in a vibrant community. Don't miss your chance to view this lovely semi-detached house and envision your future here.



### Entrance Hall

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

### Lounge

13'11" x 10'7" (4.26m x 3.23m )

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

### Kitchen Diner

20'10" x 10'1" (6.36m x 3.08m )

Fitted with a range of modern wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with gas hob and extractor over, tiled splashbacks, space for a fridge freezer and washing machine, radiator, UPVC double glazed window to the rear, laminate flooring, UPVC double glazed sliding patio doors to the rear.

### First Floor Landing

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

### Bedroom One

11'0" x 10'2" (3.36m x 3.1m )

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

### Bedroom Two

12'9" x 9'3" (3.89m x 2.82m )

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

### Bedroom Three

9'8" x 7'2" (2.95m x 2.2m )

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

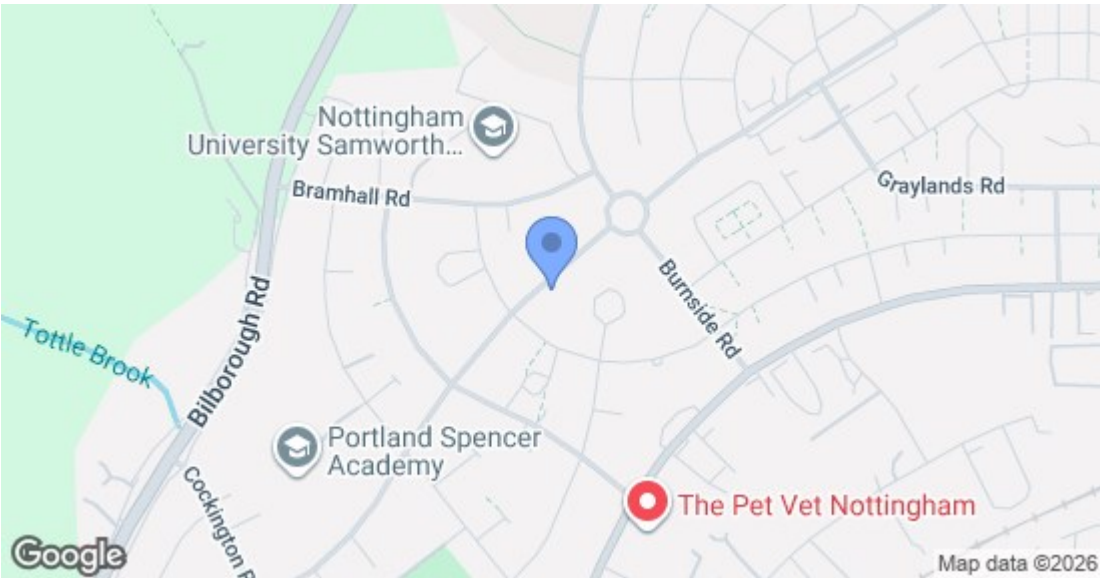
### Bathroom

Incorporating a three-piece suite comprising panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, laminate flooring, UPVC double glazed window to the rear and radiator.

### Outside

To the front of the property you will find a concrete driveway and gated side access leading to the generous rear garden which includes a concrete patio overlooking the lawn beyond, a range of mature trees and two brick-built stores.





| 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                     |         |                         |
| 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 |

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.