



Westwick Road, Bilborough, Nottingham, NG8 4HF

Guide Price £200,000-£210,000 Freehold



Westwick Road, Bilborough, Nottingham

3 Bedrooms, 1 Bathroom

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- Three Bedroom Semi-Detached Property
- No Onward Chain
- Ideal First Time Buy
- Driveway
- Enclosed Rear Garden With Outhouses
- Popular Location
- Neutrally Presented Throughout

GUIDE PRICE £200,000-£210,000. Being offered to the market with no onward chain this spacious three bedroom semi-detached property stands within this popular location and makes for a perfect first time purchase. The accommodation comprises of an entrance hallway, living room, dining room, fitted kitchen, three bedrooms and a fitted bathroom. Externally, the property has an enclosed rear garden with outhouses alongside a well proportioned



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

front garden with driveway providing off road parking. Early viewing is strongly recommended.

HALLWAY 10' 7" x 6' 9" (3.23m x 2.06m) Accessed via an external uPVC door with tiled flooring, stairs rising to the first floor, under stairs storage, wall mounted radiator and ceiling light.

LIVING ROOM 13' 11" x 10' 2" (4.24m x 3.1m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

DINING ROOM 10' 7" x 10' 6" (3.23m x 3.2m) With fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

KITCHEN 10' 2" x 10' (3.1m x 3.05m) With a range of fitted wall and base units with a rolled edge worktop over incorporating a stainless steel sink and drainer, cooker point, washing machine plumbing, storage cupboard, tiled flooring, uPVC double glazed window to the rear elevation, external door to the rear garden

and ceiling light.

LANDING With fitted carpet, opaque uPVC double glazed window to the side elevation, airing cupboard, loft hatch and ceiling light.

MASTER BEDROOM 14' 1" x 8' 10" (4.29m x 2.69m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator, storage cupboard and ceiling light.

BEDROOM TWO 11' 1" x 10' 3" (3.38m x 3.12m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, storage cupboard and ceiling light.

BEDROOM THREE 6' 6" x 5' 4" (1.98m x 1.63m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, storage cupboard and ceiling light.

BATHROOM With a fitted suite comprising of a P-

shaped panelled bath with chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin, floor and wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property stands on a good sized plot with an enclosed rear garden which is laid to lawn with a greenhouse, shed and paved patio area, two useful outhouses and a outside w.c., fenced and hedged boundary and secure gate access. To the front is a laid to lawn garden, driveway providing off road parking a hedged boundary.

AGENTS NOTES Please note the property is of concrete built and is therefore deemed non standard construction.









Floor 0



Floor 1

Approximate total area^m
837 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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