



Knole Road, Wollaton, Nottingham, NG8 2DB
Offers In Region Of £240,000 Freehold


MARTIN&CO

Knole Road, Wollaton

3 Bedrooms, 1 Bathroom

Offers In Region Of £240,000

- Three Bedroom Semi-Detached House
- Sought After Location
- Close To Wollaton Hall and Deer Park
- Fernwood School Catchment
- Driveway For Two Cars
- Low Maintenance Rear Garden
- Council Tax Band B

Being offered to the market with no onward chain this well presented three bedroom semi-detached house is situated in a sought after residential location in close proximity to Wollaton Hall and Deer Park and within Fernwood School Catchment area. The accommodation comprises of an entrance hall leading through to a living room with bay window, a dining room with double doors to the kitchen providing potential open plan living. To the first floor are three bedrooms alongside a fitted bathroom. Externally, the property offers a low maintenance rear garden and there is a driveway to the front providing ample off road parking.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY 5' 6" x 3' 4" (1.68m x 1.02m) Accessed via an external door with wood effect laminate flooring, stairs rising to the first floor and ceiling light.

LIVING ROOM 13' 6" x 12' 7" (4.11m x 3.84m) With wood effect laminate flooring, uPVC double glazed bay window to the front elevation, fire with surround and hearth, wall mounted radiator, ceiling light and two wall lights.

DINING ROOM 9' 11" x 9' 11" (3.02m x 3.02m) With wood effect laminate flooring, uPVC double glazed window to rear elevation, wall mounted radiator and ceiling light.

KITCHEN 10' x 6' (3.05m x 1.83m) With a range of high and low level units with a rolled edge worktop over incorporating a sink and drainer, splash back tiling, vinyl floor covering, cooker point, washing machine plumbing, opaque uPVC double glazed window to the side elevation and external door to the rear garden and ceiling light.

LANDING With a fitted carpet, opaque uPVC double glazed window to the side elevation and ceiling light.

MASTER BEDROOM 11' 11" x 10' (3.63m x 3.05m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BEDROOM TWO 10' x 9' 9" (3.05m x 2.97m) With a fitted carpet, wall mounted radiator, uPVC double glazed window to the rear elevation and ceiling light.

BEDROOM THREE 6' 11" x 6' 1" (2.11m x 1.85m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, loft hatch and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer taps and electric shower over, low flush w.c., pedestal wash hand basin, ceramic floor and wall tiling, wall mounted radiator,

opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys an enclosed, low maintenance rear garden which is mainly paved with a fenced and hedge boundary and secure gate access. To the front is a block paved driveway providing off road parking for two vehicles.









Floor 0



Floor 1

Approximate total area¹⁾
674.7 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.