

Property details **approval form**

25 Woolsington Close, Nottingham, Nottinghamshire, England, NG8 6NZ

Date: 09 January 2025

Property Ref and Version: HUK103777 - 0002

Selling your home with us!



○ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£145,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > Three Bedrooms
- > Kitchen
- > Lounge
- > Upstairs Bathroom
- > Entrance Hallway
- > Gardens to the front and rear
- > Close to shops
- > Viewings Recommended

○ Short Description

A well presented three bedroom Mid-terrace property in a popular location with major road access to Nottingham City Centre and close to local shops and schools. The property comprises of an entrance hallway, lounge, kitchen/diner, upstairs bathroom three bedrooms and gardens to the front and rear.

○ Long Description

A well-presented three bedroom Mid-terrace property in a popular location with excellent road access and regular bus services into Nottingham City Centre and neighbouring areas. The property benefits from a good choice of local shops that are all within a reasonable walking distance. The property is also within walking distance to the local primary and secondary School. This is a good sized 3 bedroom property comprising of a front porch, entrance hallway, lounge, kitchen/diner, upstairs there is a reasonable sized bathroom, three bedrooms and a airing cupboard that houses a combi-boiler and storage for clean bedding, towels etc. Outside there are low maintenance gardens to the front and rear with a brick built outbuilding. An internal viewing is highly recommended!

○ Directions

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○ Room Description

Entrance Porch

Access via UPVC door into the door with windows to the front and side and door to the hallway.

Entrance Hallway

Having a radiator, laminate wood flooring, access to the lounge and kitchen and stairs leading to the first floor.

Kitchen

A fitted kitchen with a fitted range of eye and base level units with roll top work surface, a fitted stainless steel sink and drainer with mixer taps, space for washing machine, fridge/freezer and oven, tiled flooring, part tiled walls, radiator and double glazed window to the front.

Lounge/Diner

Having laminate wood flooring, spot lights to the ceiling, double glazed french doors leading out to the rear garden.

Landing

Having access to the bedrooms and bathroom.

Bedroom One

Double glazed window to the rear elevation and wall mounted radiator.

Bedroom Two

Double glazed window to the front and wall mounted radiator.

Bedroom Three

Double glazed window to the rear and radiator.

Bathroom

A fitted three piece suite comprising of a panelled bath with shower over, pedestal hand wash basin and low level wc, part tiled walls, radiator and double glazed window to the front.

Outside

To the front of the property there is a pebbled garden with pathway to the front door. To the rear there is paved garden with brick outhouse and a gate giving rear access.

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○ Property Images



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☐ **Floor Plan**

☐ **Approval**

	Signature	Date
Laura Sheekey		
Mr C. Lewin		