

HoldenCopley

PREPARE TO BE MOVED

Wigman Road, Bilborough, Nottinghamshire NG8 4PF

Guide Price £160,000 - £210,000

GUIDE PRICE: £160,000 - £180,000

NO UPWARD CHAIN...

Situated in the Bilborough area, this two-bedroom detached bungalow comes with approved planning for a proposed front porch, side extension, rear extension, and alterations to the existing property —details available at Nottingham City Council, ref: 23/01881/PFUL3. Its ideal location places it directly across from the picturesque Bilborough Park, offering a tranquil and scenic setting. In addition to its idyllic surroundings, the property benefits from close proximity to local shops, amenities, schools, and convenient transport links, making it a haven of comfort and convenience. Recently refurbished and offered with no upward chain, this bungalow ensures a smooth transition for its new owners. Upon entering, an inviting entrance hall welcomes you with a stylish composite door. The kitchen is equipped with modern units, while the spacious living room provides an ideal space for relaxation and entertainment. Ample storage solutions cater to organizational needs throughout the property. The layout is complemented by a well-appointed three-piece bathroom suite. Outside, the property features a gated driveway for secure parking and easy access to the garage, along with an expansive wrap-around lawned garden.

MUST BE VIEWED



- Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Storage Space
- Three-Piece Bathroom Suite
- Generous-Sized Garden
- Gated Driveway With Garage
- Planning Approved For Side & Rear Extension
- Popular Location

ACCOMODATION

Entrance Hall

13'7" x 6'1" (max) (4.15m x 1.87m (max))

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, a dado rail, access to the loft and a composite door providing access into the accommodation

Living Room

13'10" x 10'8" (4.24m x 3.27m)

The living room has a UPVC double-glazed window, wood-effect flooring, coving to the ceiling, a radiator and a TV point

Kitchen

8'11" x 11'1" (2.72m x 3.38m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with mono mixer tap and drainer, a five ring gas hob with an extractor fan, tiled splashback, an integrated oven, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, a wall-mounted boiler, a UPVC double-glazed window and a single UPVC door to access the garden

Shower Room

8'2" x 7'5" (max) (2.50m x 2.28m (max))

This space has a low level dual flush W/C, a vanity unit wash basin, a double walk-in shower enclosure with a mains-fed shower, tiled flooring, fully tiled walls, a chrome heated towel rail, an extractor fan, access into a utility cupboard and a UPVC double-glazed window

Utility Cupboard

3'8" x 2'11" (1.13m x 0.90)

Bedroom One

12'0" x 11'0" (3.67m x 3.36m)

The first bedroom has a UPVC double-glazed window, wood-effect flooring, a TV point and a radiator

Bedroom Two

10'9" x 8'11" (3.28m x 2.72m)

The second bedroom has a UPVC double-glazed window, wood-effect flooring and a radiator

Storage Cupboard

4'8" x 2'8" (1.44m x 0.82m)

OUTSIDE

Outside there is a gated driveway providing ample off-road parking, access into a garage and a wrap-around lawned garden with fence panelling

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

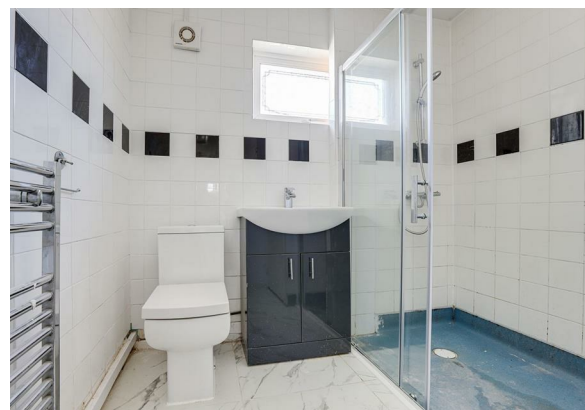
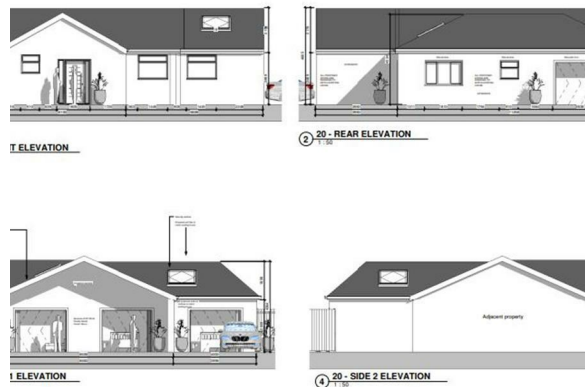
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Energy Efficiency Rating

	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		
	70	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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