

HoldenCopley

PREPARE TO BE MOVED

Western Boulevard, Whitemoor, Nottinghamshire NG8 5FH

Guide Price £180,000 - £190,000

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WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house offers generous space on a sizable plot, making it an ideal starter home. Located in a convenient area with excellent commuting links, easy access to City Hospital and QMC, and within good school catchments, this property ensures both comfort and practicality. The ground floor features an inviting entrance hall with a composite door, leading to a spacious living room, a W/C and a modern fitted kitchen diner perfect for family meals and entertaining. Upstairs, three bedrooms are serviced by a contemporary bathroom suite, and there is access to a boarded loft, providing additional storage or potential for expansion. Outside, the front of the property boasts ample off-road parking, while the rear presents a well-maintained garden with a patio area, a large lawn, and three sheds, offering plenty of space for outdoor activities and storage. This home is perfectly suited for those seeking a blend of style, convenience, and room to grow.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Road Parking
- Private Well-Maintained Garden
- Three Sheds
- Quiet Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'8" x 2'9" (1.43m x 0.85m)

The entrance hall has wooden flooring, carpeted stairs, a fitted meter cupboard, a radiator, and a composite door providing access into the accommodation.

Living Room

14'2" x 11'0" (4.34m x 3.36m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a column radiator, and recessed spotlights.

Kitchen

8'4" x 17'11" (2.56m x 5.47m)

The kitchen has a range of fitted base units with worktops, a stainless steel sink and a half with a pull-out mixer tap, an integrated oven with an electric hob and an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, quarry tiled flooring, tiled splashback, a wall-mounted boiler, an in-built pantry cupboard, a dado rail, a radiator, space for a dining table, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

W/C

This space has a low level flush W/C and a wash basin.

FIRST FLOOR

Landing

4'9" x 6'2" (1.46m x 1.90m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

9'8" x 9'11" (2.97m x 3.03m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard with shelving.

Bedroom Two

9'8" x 9'3" (2.96m x 2.82m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

7'11" x 6'6" (2.43m x 2.00m)

The third bedroom has a UPVC double-glazed window to the side elevation, and carpeted flooring.

Bathroom

6'10" x 7'10" (2.09m x 2.41m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture, recessed spotlights, tiled flooring, a heated towel rail, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing ample off-road parking, a lawn, hedged borders, and a shed.

Rear

To the rear of the property is a private enclosed garden with a patio area, an outdoor tap, courtesy lighting, a lawn, a further two sheds, and hedged borders.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)
1000 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

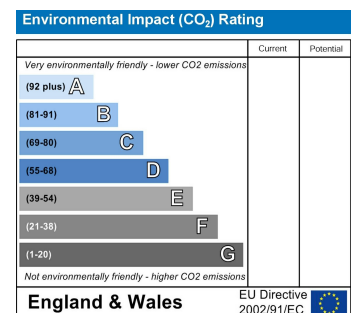
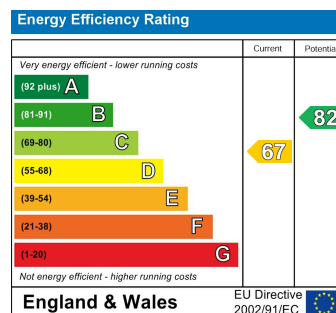
The vendor has advised the following:

Property Tenure is Freehold

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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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