

# HoldenCopley

PREPARE TO BE MOVED

Wigman Road, Bilborough, Nottinghamshire NG8 4AA

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£210,000

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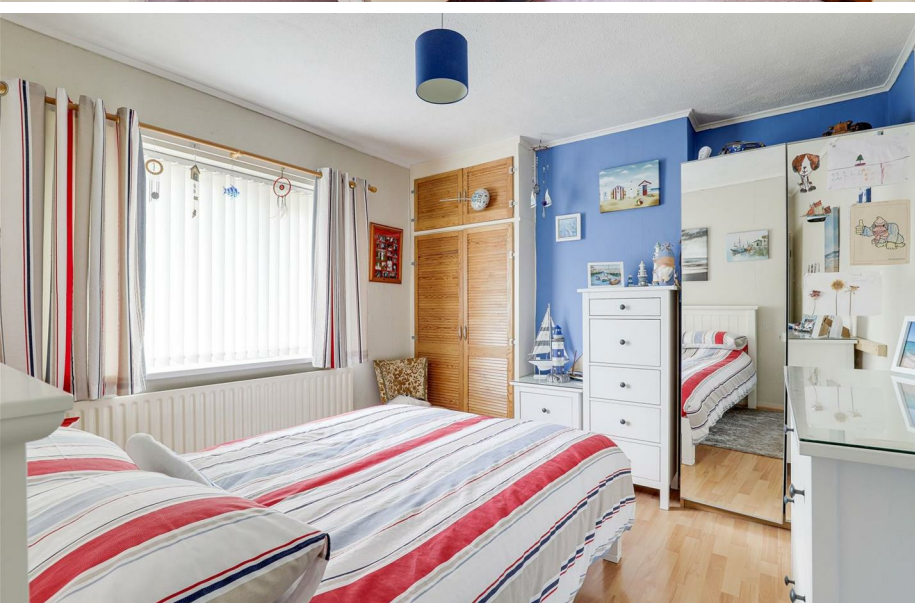
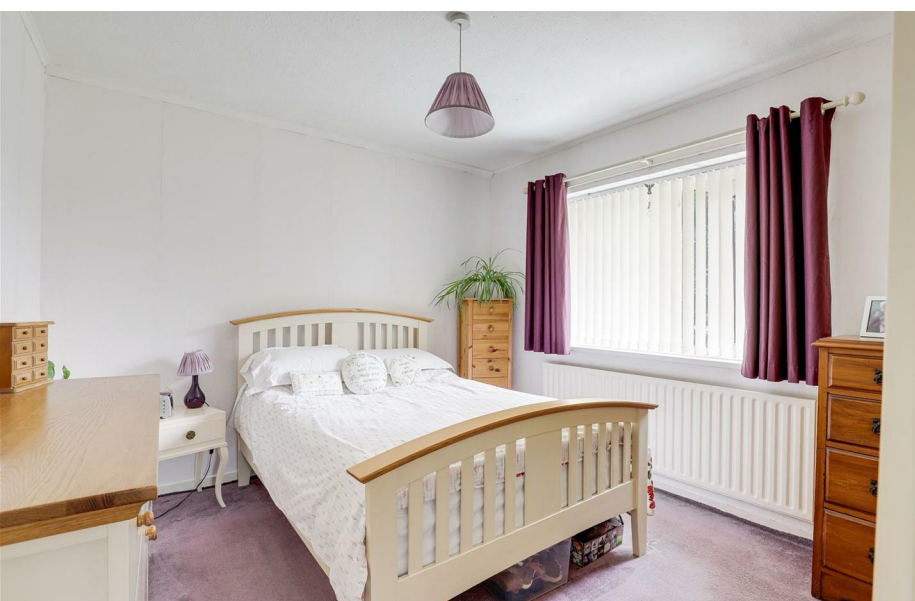


## IDEAL FIRST HOME...

This three-bedroom semi-detached house is an ideal home for a first-time buyer, offering a perfect blend of comfort and practicality. Located within close proximity to a variety of local amenities, including the picturesque Wollaton Hall and Deer Park, shops, excellent transport links and great school catchments. The ground floor features an entrance hall leading to two spacious reception rooms, perfect for both relaxation and entertaining. The bright conservatory offers additional living space, ideal for enjoying the garden views year-round, while the well-appointed fitted kitchen caters to all your culinary needs. On the first floor, you will find three comfortable bedrooms and a three-piece bathroom suite. The property also includes access to a loft, providing ample additional storage space. The exterior of the house is equally appealing. At the front, a detached garage provides electricity sockets, lighting and additional storage space. The private rear garden is a tranquil retreat, complete with a patio area for outdoor dining, a well-maintained lawn and a summerhouse. The property also features three distinct outbuildings. One of these is an outdoor WC, providing convenient restroom facilities. The other two outbuildings are equipped with electricity, featuring both power sockets and lighting, making them versatile for various uses such as workshops, storage spaces or hobby areas. This home offers a fantastic opportunity for those looking to take their first step onto the property ladder, providing a comfortable and practical living space.

## MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Driveway
- Garage
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

6'8" x 10'10" (2.04m x 3.32m)

The entrance hall has wooden flooring, carpeted stairs, a radiator, a built-in cupboard and a single UPVC door providing access into the accommodation.

### Dining Room

13'10" x 10'9" (4.24m x 3.28m)

The dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an electric fireplace with a brick surround and a tiled hearth, coving and open access to the living room.

### Living Room

10'0" x 10'8" (3.06m x 3.27m)

The living room has carpeted flooring, a radiator, wall-mounted light fixtures, coving and sliding patio doors providing access into the conservatory.

### Conservatory

9'1" x 9'3" (2.78m x 2.84m)

The conservatory has UPVC double-glazed windows to the rear and side elevation, tiled flooring, an electric heater, tiled flooring, a polycarbonate roof and a single UPVC door providing access out to the garden.

### Kitchen

9'10" x 9'10" (3.00m x 3.02m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, a gas hob with an extractor hood, space and plumbing for a washing machine, space for a fridge-freezer, a stainless steel sink with a drainer and a swan neck mixer tap, wood-effect flooring, tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

7'2" x 7'5" (2.19m x 2.28m)

The landing has carpeted flooring, access to the loft, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

### Master Bedroom

13'9" x 10'5" (4.20m x 3.18m)

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

### Bedroom Two

10'7" x 13'8" (3.25m x 4.17m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in wardrobe and coving.

### Bedroom Three

7'7" x 9'5" (2.33m x 2.88m)

The third bedroom has a UPVC double-glazed window to the front elevation, wooden flooring, a radiator, built-in storage over the stairs and coving.

### Bathroom

5'5" x 6'10" (1.66m x 2.10m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, a glass shower screen, wood-effect flooring, tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a pebbled garden and a detached garage.

### Rear

To the rear of the property is a private enclosed garden with a patio, a lawn, various plants, a summer house, an outbuilding featuring a W/C and a single wooden lockable gate.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes

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.

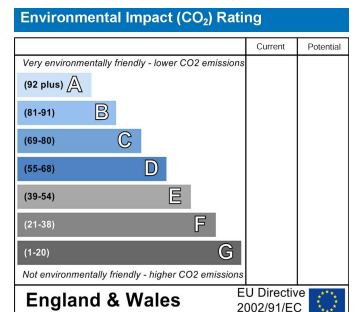
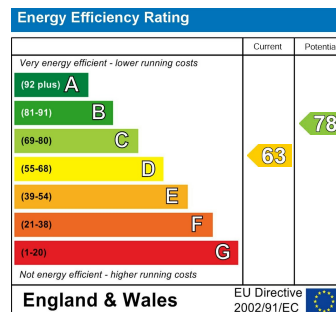
The vendor has advised the following:

Property Tenure is Freehold

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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