

HoldenCopley

PREPARE TO BE MOVED

Graylands Road, Bilborough, Nottinghamshire NG8 4FE

Guide Price £190,000

Graylands Road, Bilborough, Nottinghamshire NG8 4FE



GUIDE PRICE £190,000 - £210,000
SPACIOUS DETACHED BUNGALOW...

This two bedroom detached bungalow is the perfect purchase for anyone looking to downsize without compromising on the space. Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. The accommodation comprises of an entrance hall, a spacious living room, a rear porch, a lean-to, a fitted kitchen, two great-sized bedrooms with fitted wardrobes which are serviced by a three-piece bathroom suite. Outside to the front of the property is a paved driveway and to the rear of the property is a private enclosed garden with a well-maintained lawn, an artificial lawn and a stone paved area.

MUST BE VIEWED





- Detached Bungalow
- Two Great-Sized Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway
- Ample Storage Space
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'2" x 13'8" (1.88m x 4.17m)

The entrance hall has wood-effect laminate flooring, two in-built storage cupboards, a radiator, access to the loft and a single door providing access into the accommodation

Living Room

13'10" x 10'7" (4.22m x 3.25m)

The living room has carpeted flooring, a feature fireplace, a TV point, coving to the ceiling and a UPVC double glazed window to the front elevation

Kitchen

11'0" x 8'11" (3.37m x 2.72m)

The kitchen has wood-effect laminate flooring, a range of fitted base and wall units with rolled edge countertops, a stainless steel sink with a drainer and stainless steel taps, space for an oven, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, a radiator and a UPVC double glazed window to the rear elevation

Rear Porch

The rear porch has wood-effect laminate flooring, space for a tumble dryer, a UPVC double glazed window surround and a single door providing access to the rear garden

Lean-To

The lean-to has wood-effect laminate flooring, a polycarbonate roof and a door providing access to the rear garden & a door leading to the front garden- steel shed included in the sale

Bedroom One

11'1" x 11'1" (3.38m x 3.64m)

The main bedroom has carpeted flooring, a fitted mirrored wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

7'4" x 10'7" (2.25m x 3.25m)

The second bedroom has carpeted flooring, fitted mirrored wardrobes, a radiator and a UPVC double glazed window to the front elevation

Bathroom

8'0" x 7'9" (2.44m x 2.38m)

The bathroom has wood-effect laminate flooring, a low level flush W/C, a vanity wash basin with stainless steel taps, partially tiled walls, a panelled bath with an electric shower fixture, an in-built storage cupboard, a radiator and a UPVC double glazed obscure widow to the rear elevation

OUTSIDE

Front

To the front of the property is a well-maintained lawn with decorative plants and shrubs and a paved driveway providing off-road parking for multiple cars

Rear

To the rear of the property is a private enclosed garden with a well-maintained lawn, an artificial lawn, a wood chipped area, a stone paved area, a shed, a water butt, a summer house, courtesy lighting, an outdoor tap, mature plants and panelled fencing

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 1000 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk