

# HoldenCopley

PREPARE TO BE MOVED

Longore Square, Wollaton Park, Nottinghamshire NG8 IAP

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**Guide Price £250,000**

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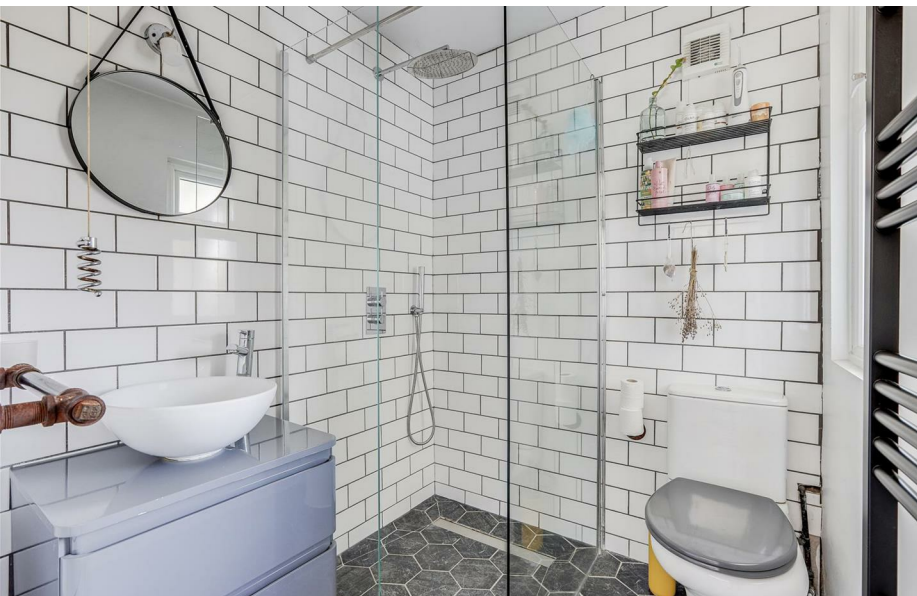
GUIDE PRICE £250,000 - £275,000

SEMI-DETACHED BUNGALOW WITH PLANNING APPROVED FOR EXTENSION...

Located within a quiet cul-de-sac, this semi-detached bungalow presents an appealing opportunity for a range of potential buyers, particularly those in search of a cosy, one-story residence. Strategically situated in a highly desirable area, it offers convenience with a variety of local amenities just a stone's throw away, including shops, restaurants, and excellent transportation links to Nottingham City Centre. Nature lovers will relish its proximity to the expansive greenery of Wollaton Hall Park, while families will value its location within the catchment area of prestigious schools and universities. The current owner has planning permission approved for single story extension and loft conversion to create a further two bedrooms and family bathroom. Upon entry, a porch leads into a hallway, setting the stage for the rest of the home. The generously-sized living room seamlessly connects to a bright conservatory, providing an ideal space for relaxation or hosting guests, with easy access to the backyard. The adjacent fitted kitchen, linked effortlessly to the dining area and utility space, ensures practicality and ease for everyday living. Two spacious bedrooms offer tranquil retreats, accompanied by a convenient three-piece wet room. Outside, the property features a gravelled parking area and a pathway bordered by greenery and a lawn. The enclosed rear garden invites with its patio spaces, perfect for outdoor dining or basking in the sunlight. A shed offers ample storage for outdoor necessities, while the verdant surroundings boast established trees, plants, and shrubs.

MUST BE VIEWED





- Semi-Detached Bungalow
- Two Double Bedrooms
- Living Room
- Conservatory
- Fitted Kitchen Diner & Utility Room
- Three-Piece Wet Room
- Off-Street Parking For Two Vehicles
- Enclosed Rear Garden
- Cul-De-Sac Location
- Planning Approved For Single-Storey Extension & Loft Conversion





## ACCOMMODATION

### Porch

5'7" x 3'0" (1.71m x 0.92m )

The porch has tiled flooring, and double French doors providing access into the accommodation.

### Entrance Hall

11'9" x 5'9" (max) (3.60m x 1.77m (max))

The entrance hall has wood flooring, a radiator, access to the partially boarded loft via a drop-down ladder with lighting, and a door opening into the accommodation.

### Living Room

14'9" x 11'10" (max) (4.51m x 3.61m (max))

The living room has wood flooring, a TV point, a radiator, a recessed chimney breast alcove with a solid wooden shelf, and double doors providing access into the conservatory.

### Conservatory

18'4" x 14'1" (max) (5.61m x 4.31m (max))

The conservatory has tiled flooring, a UPVC double glazed surround, a lantern style roof, and double French doors opening out to the rear garden.

### Kitchen/Diner

20'11" x 11'10" (max) (6.40m x 3.61m (max))

The kitchen diner has a range of fitted base units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer. an integrated oven, gas ring hob, and extractor fan, a radiator, tiled splashback, wood flooring, and two UPVC double glazed windows to the front and rear elevation.

### Utility

10'0" x 6'4" (3.07m x 1.94m )

The utility room has a range of fitted base and wall units with worktops, a wall-mounted boiler, space for a fridge freezer, tiled flooring, a Polycarbonate roof, a UPVC double glazed window to the rear elevation. and a UPVC window to the rear elevation.

### Bedroom One

11'10" x 11'6" (3.62m x 3.51m )

The first bedroom has wood flooring, a radiator, and a UPVC door providing access into the conservatory.

### Bedroom Two

11'6" x 8'10" (3.51m x 2.71m )

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

### Wet Room

5'9" x 5'5" (1.76m x 1.66m )

The wet room has a UPVC double glazed obscure window, a low level flush W/C, a countertop wash basin, a walk-in shower enclosure with a wall-mounted shower fixture and a rainfall shower head, a heated towel rail, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled parking space for two vehicles, pathway to the front door, with planted borders with established bushes and shrubs, a lawn, courtesy lighting, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with patio areas, a shed, planted borders with established trees, plants, shrubs and bushes, and wood panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps Upload speed 200Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes - The roof structures constructed of a metal/steel frame, with walls infilled with pre-cast concrete panels

Any Legal Restrictions – Yes Conservation area

Other Material Issues – The roof and the ceiling contains asbestos, the vendor has provided a report to support that it is of very low risk.

Other Information: the current vendor has submitted a planning application for a four-metre rear extension and a loft conversion.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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## 01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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