

HoldenCopley

PREPARE TO BE MOVED

Trowell Road, Wollaton, Nottinghamshire NG8 2EP

Guide Price £250,000

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GUIDE PRICE £250,000-£270,000
LOCATION, LOCATION, LOCATION...

Nestled in the sought-after neighborhood of Wollaton, this enchanting three-bedroom detached house beckons with its promise of spaciousness and untapped potential. An ideal haven for a growing family or a savvy investor yearning to imprint their personal touch on a property, this residence offers an abundance of opportunities. As you step inside, you're greeted by an inviting entrance porch and inner hall, setting the tone for the comfort and convenience that lies within. The ground floor gracefully unfolds to reveal two generous reception rooms, a well-appointed fitted kitchen, and a delightful conservatory bathed in natural light. Upstairs, the first floor boasts two sizable double bedrooms, perfect for restful nights, along with a cosy single bedroom, all complemented by a well-appointed bathroom. Outside, the property shines with a front driveway leading to a garage at the rear, while the expansive garden promises endless possibilities for relaxation and recreation. Located in close proximity to the cherished Wollaton Park, exceptional schools, and convenient transport links to the bustling City Centre, this home embodies the epitome of comfortable and adaptable living. With its blank canvas just waiting for your vision, seize the opportunity to transform this house into your dream home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Fantastic-Sized Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch

3*2" x .32*9" (0.98m x .10m)

The porch has vinyl flooring and a single door providing access into the accommodation

Hall

13*1" x 4*0" (3.99m x 1.23m)

The hall has wood-effect flooring, carpeted flooring, a radiator and two stained-glass windows to the front and side elevation

Dining Room

11*6" x 11*2" (3.52m x 3.41m)

The dining room has a bay window to the front elevation, wood-effect flooring, coving to the ceiling, a ceiling rose, a radiator and a Louis-style feature fireplace with a decorative surround

Living Room

13*10" x 11*1" (4.22m x 3.39m)

The living room has carpeted flooring, a ceiling rose, a feature fireplace, a radiator and double doors leading into the conservatory

Conservatory

12*0" x 10*2" (3.66m x 3.11m)

The conservatory has floor to ceiling windows and provides access to the rear garden

Kitchen

7*0" x 10*7" (2.15m x 3.23m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, space and plumbing for a washing machine, space for a cooker, vinyl flooring, an in-built cupboard, a window to the side elevation and a single door providing access to the garden

FIRST FLOOR

Landing

7*7" x 7*10" (2.32m x 2.40m)

The landing has a window to the side elevation, carpeted flooring, access to the loft and provides access to the first floor accommodation

Master Bedroom

9*3" x 16*2" (2.83m x 4.95m)

The main bedroom has a bay window to the front elevation, wood-effect flooring, a radiator and a range of fitted wardrobes

Bedroom Two

8*5" x 9*7" (2.59m x 2.93m)

The second bedroom has a window to the rear elevation, carpeted flooring, a radiator and a range of fitted wardrobes

Bedroom Three

10*10" x 6*11" (max) (3.32m x 2.12m (max))

The third bedroom has a window to the front elevation, wood-effect flooring, a radiator and ceiling tiles

Bathroom

7*10" x 7*10" (2.40m x 2.39m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, in-built cupboards, a radiator, vinyl flooring, partially tiled walls and two windows to the side elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a driveway and access to the garage towards the rear

Rear

To the rear of the property is a private enclosed garden with a lawn, a range of mature trees and plants, a greenhouse, access into the garage and fence panelling

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

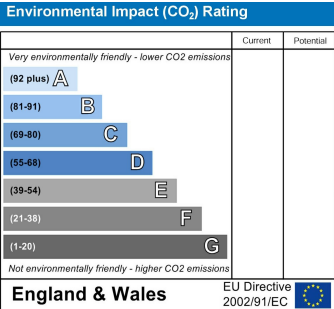
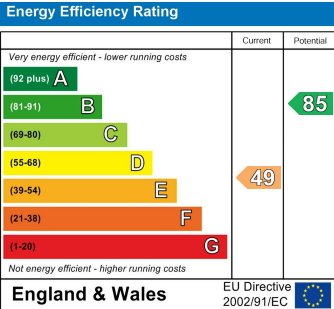
The vendor has advised the following:

Property Tenure is Freehold

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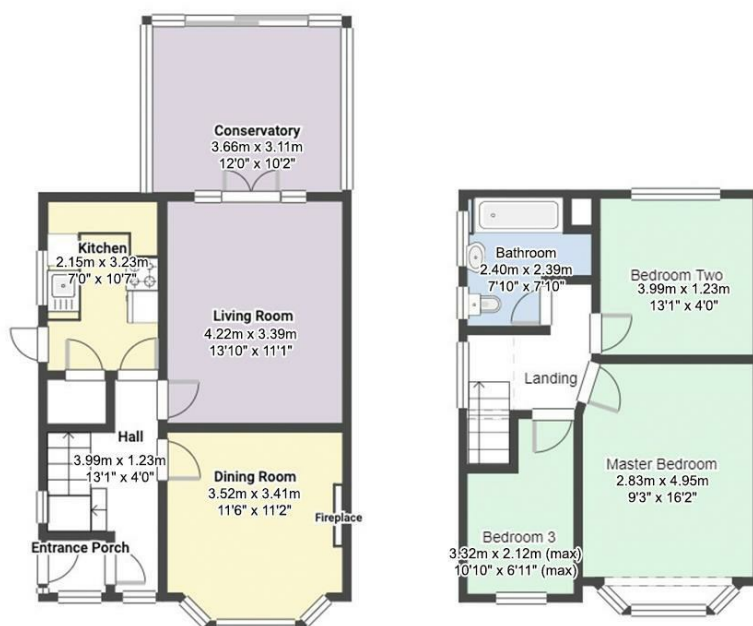
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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