

HoldenCopley

PREPARE TO BE MOVED

Whitby Crescent, Woodthorpe, Nottinghamshire NG5 4NE

Guide Price £250,000

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GUIDE PRICE: £250,000 - £270,000

NO UPWARD CHAIN...

Offered with no upward chain, this two-bedroom detached bungalow presents a fantastic opportunity for buyers seeking a home with great potential for modernisation. Situated in a sought-after location, the property is ideally positioned close to local shops, top-rated schools, and excellent transport links, making it a convenient and desirable place to live. The accommodation comprises a porch leading into an entrance hall, a spacious living room, and a fitted kitchen. There are two generously sized double bedrooms, a two-piece bathroom, and a separate W/C. A particularly valuable feature is the spacious cellar, offering extensive storage or scope for conversion. Externally, the property benefits from off-road parking and a garage to the front and a private rear garden, complete with a well-maintained lawn and a variety of mature plants and shrubs—ideal for those who enjoy outdoor living or gardening. With plenty of scope to add value and personalise, this bungalow is perfect for those looking to create their ideal home in a prime location.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
- Two Piece Bathroom Suite & Seperate W/C
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Sought After Location
- Sold As Seen
- Must Be Viewed





BASEMENT

Cellar One

4*2" x 11*0" (1.28m x 3.36m)
The cellar has storage space.

Cellar Two

10*11" x 4*9" (3.35m x 1.45m)
The cellar has storage space and lighting.

Cellar Three

11*9" x 10*11" (3.59m x 3.35m)
The cellar has storage space, lighting and a power point.

ACCOMMODATION

Porch

The porch has UPVC double-glazed windows to the front and side elevations, tiled-effect flooring and a single UPVC door providing access into the accommodation.

Entrance Hall

4*11" x 10*5" (1.50m x 3.18m)
The entrance hall has carpeted flooring, a radiator, coving and loft access.

Living Room

21*5" x 10*10" (6.54m x 3.32m)
The living room has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, two radiators, an open fireplace with a decorative surround and coving.

Kitchen

11*3" x 8*5" (3.44m x 2.59m)
The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob, a stainless steel sink with a drainer, space and plumbing for a washing machine, a radiator, tiled walls, a built-in cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing side access.

Master Bedroom

9*5" x 11*8" (2.87m x 3.56m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted drawers, a floor to ceiling fitted wardrobe and coving.

Bedroom Two

9*4" x 9*11" (2.87m x 3.03m)
The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, built-in wardrobes with over the head cupboards and coving.

Bathroom

5*11" x 7*3" (1.81m x 2.22m)
The bathroom has a low level flush W/C, a fitted panelled bath with an electric shower and a glass shower screen, a built-in cupboard, partially tiled walls, a heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

W/C

6*0" x 2*7" (1.84m x 0.81m)
This space has a low level flush W/C, a radiator and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway leading to a garage and a garden with various plants and shrubs.

Rear

To the rear is a private garden with a fence panelled boundary, a lawn and various plants and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)
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
Non-Standard Construction – No

DISCLAIMER

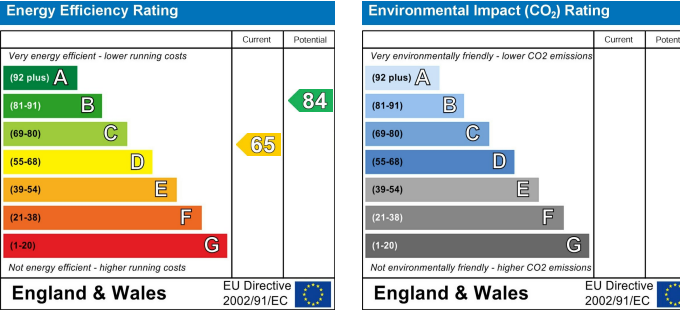
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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