



Piccadilly, NOTTINGHAM NG6 9FL

welcome to

Piccadilly, NOTTINGHAM

- Detached House (In Need of Modernisation)
- Three Bedrooms
- Lounge and Dining Room
- Driveway for Multiple Cars
- Council Tax Band C

Tenure: Freehold EPC Rating: D

offers in the region of

£210,000

view this property online williamhbrown.co.uk/Property/BUL109639



Property Ref:

BUL109639 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Porch

With uPVC front door, leading to a wooden stained glass door to the hallway.

Entrance Hall

With wooden stained glass door, carpet flooring, storage cupboard with uPVC window to the front aspect, access to the staircase, a wall mounted radiator and doors leading to the dining room and kitchen.

Dining Room

12' x 11' 9" (3.66m x 3.58m)
With uPVC bay window to the front aspect, stand-alone fireplace and a wall mounted radiator.

Lounge

16' 6" x 10' 9" (5.03m x 3.28m)
With uPVC door to the rear aspect, carpet flooring, fireplace and surround, a serving hatch to the kitchen and a wall mounted radiator.

Kitchen

13' 2" x 7' 5" (4.01m x 2.26m)
With uPVC window to the rear aspect, uPVC door to the side aspect, lino flooring, wall and base units, sink, drainer and mixer tap, space for a cooker, washing machine and fridge freezer, a wall mounted radiator and a storage cupboard with uPVC window to the side aspect.

Landing

With carpet flooring, access to the loft and doors to all first floor accommodation.

Bedroom One

12' 3" x 9' 1" (3.73m x 2.77m)
With uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

Bedroom Two

12' 3" x 9' 1" (3.73m x 2.77m)
With uPVC bay window to the front aspect, carpet flooring and a wall mounted radiator.

Bedroom Three

7' 6" x 6' 9" (2.29m x 2.06m)
With uPVC window to the front aspect, carpet flooring and a wall mounted radiator.

Bathroom

With uPVC privacy window to the rear aspect, carpet flooring, tiled splashbacks, panelled bath, pedestal wash basin and a wall mounted radiator.

Separate Wc

With carpet flooring, WC and a wall mounted radiator.

Outside

To the front is a gated driveway leading down the side of the property providing off street parking for multiple cars, a paved front garden with shrub border. To the rear is fence enclosed garden with a raised paved patio ideal for outdoor dining, access to the garage and steps down to the garden with a lawn and shrub borders.

Garage

Detached garage, with an up and over main door to the front and a door to the side aspect, with windows to the rear and side aspect. Providing space for undercover parking or outdoor storage.



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