

Appledore Avenue,  
Wollaton, Nottingham  
NG8 2RL

**£310,000 Freehold**



A Hofton-built 1960's, three-bedroom detached house, displaying great potential.

Offering excellent opportunity for the incoming purchaser to upgrade and remodel to their taste and requirements, this bright and well proportioned property is offered to the market with the benefit of chain free vacant possession.

In brief the internal accommodation comprises: entrance porch, entrance hall, kitchen, utility/laundry, open plan living diner and conservatory to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom, separate WC and bathroom.

Outside the property has a drive to the front, providing car standing with the garage beyond, primarily lawned gardens to both front and rear.

Occupying a sought-after and established residential location, convenient for local shops, schools, parks, and excellent transport links, including bus routes and the A52, this great property is well worthy of viewing.



### Entrance Porch

Wooden entrance door, and secondary door leading to the entrance hallway.

### Entrance Hallway

With stairs to the first floor, radiator, under stairs cupboard and further cloaks cupboard.

### Kitchen

13'11" x 7'10" (4.25m x 2.39m )

Fitted with a range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink and drainer unit with mixer tap, inset gas hob with air filter above, inset electric oven and grill, integrated dishwasher, plumbing for a washing machine, further appliance space, UPVC double glazed window, tiled flooring radiator and pantry cupboard.

### Laundry/Utility

11'6" x 8'11" (3.53m x 2.72m )

Wall mounted 'Worcester' boiler, radiator, recessed cupboard, wooden window and door to the exterior.

### Lounge Diner

25'3" x 11'0" increasing to 11'11" (7.72m x 3.36 increasing to 3.64m )

UPVC double glazed window to the front, wooden window and patio door to the rear, two radiators, and a gas fire with a stone-style surround and tiled hearth.

### Conservatory

9'6" x 8'2" (2.90m x 2.51m )

UPVC double glazed windows and patio doors to the exterior and tiled flooring.

### First Floor Landing

UPVC double glazed window.

### Bedroom One

14'1" x 12'0" (4.31m x 3.67m )

UPVC double glazed window and radiator.

### Bedroom Two

11'4" x 11'1" (3.47m x 3.38m )

UPVC double glazed window and radiator.

### Bedroom Three

10'1" x 6'10" (3.09m x 2.09m )

UPVC double glazed window, radiator and loft hatch.

### Separate WC

Fitted with a low level WC and UPVC double glazed window.

### Bathroom

7'10" x 5'6" (2.41m x 1.69m )

Fitted with a pedestal wash hand basin, panelled bath with Mira shower over, part tiled walls, radiator, UPVC double glazed window, airing cupboard housing the hot water cylinder with slatted shelves above.

### Outside

To the front the property has a primarily lawned garden with a shrub border, and a drive providing car standing with the garage beyond. To the rear the property has an enclosed garden with patio, lawn, shrubs, trees and a green house.

### Garage

15'5" x 8'11" (4.70m x 2.74m )

Up and over door to the front, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

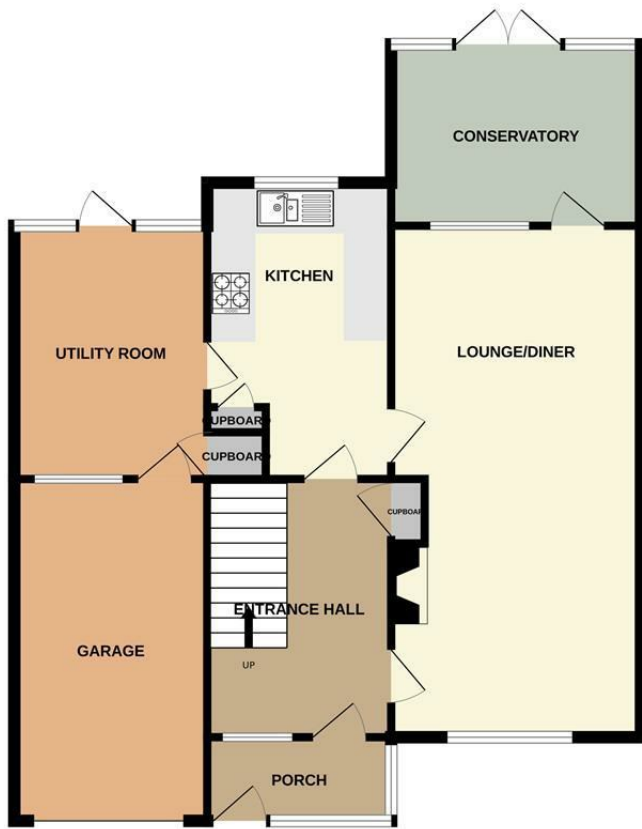
Has the Property Flooded?: No

### Disclaimer:

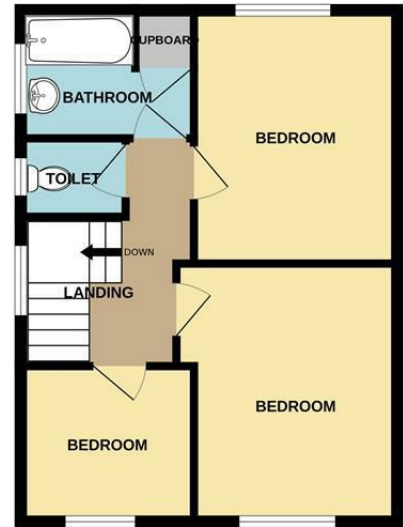
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.

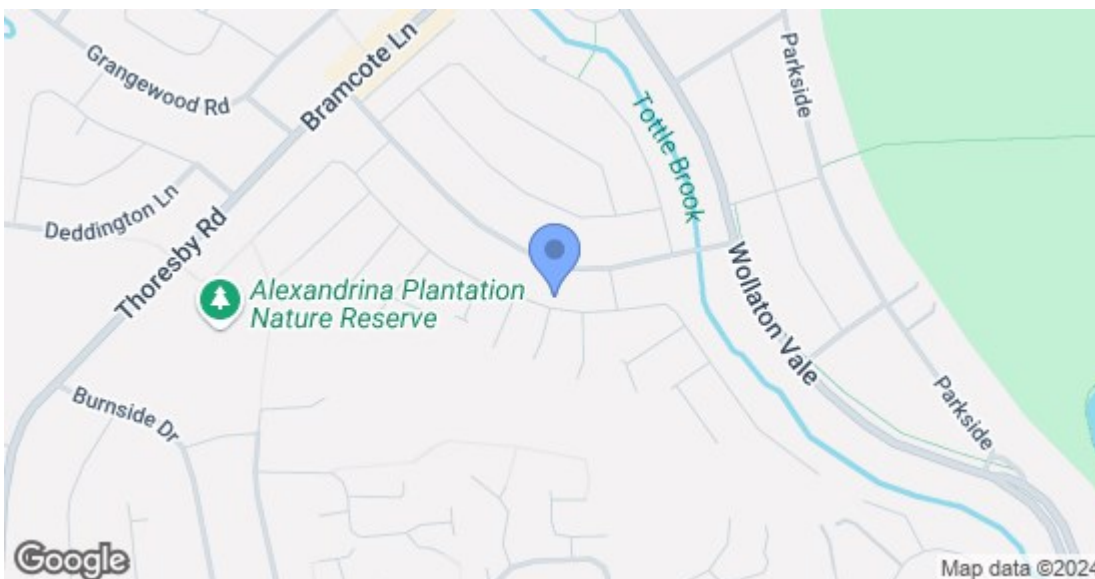


1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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