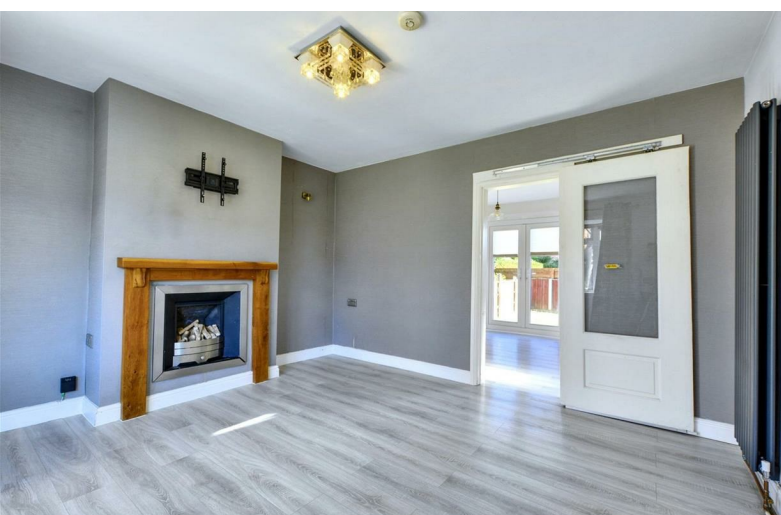


Robert Ellis

look no further...



Welwyn Road,
Wollaton, Nottingham
NG8 2DD

£235,000 Freehold

0115 922 0888



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Situated on Welwyn Road in Wollaton, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings with loved ones.

The house features a conveniently located bathroom, ensuring comfort and practicality for daily routines. With parking available for one vehicle, you will find ease in coming and going, a valuable asset in this desirable area.

Wollaton is known for its friendly community and excellent local amenities, making it a wonderful place to call home. This property is not just a house; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest, this semi-detached home on Welwyn Road is a fantastic choice. Do not miss the chance to view this lovely property and envision your future here.



Entrance Hall

UPVC double glazed entrance door, radiator, stairs to the first floor, and door to the lounge.

Lounge

12'11" x 11'11" (3.96m x 3.64m)

Laminate flooring, contemporary radiator, gas fire, UPVC double glazed bay window to the front, and sliding door to the kitchen diner.

Kitchen Diner

16'4" x 10'0" (5.00m x 3.05m)

With a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, integrated electric oven with electric hob and extractor fan over, tiled splashbacks, laminate flooring, useful appliance space, contemporary radiator, useful under stair storage cupboard, UPVC double glazed window to the rear and side and UPVC double glazed French doors to the rear garden.

First Floor Landing

UPVC double glazed window to the side, and doors to the bathroom and three bedrooms.

Bedroom One

11'11" x 9'11" (3.65m x 3.04m)

A carpeted double bedroom with spotlights to ceiling, UPVC double glazed window to the front, and radiator.

Bedroom Two

10'0" x 9'9" (3.05m x 2.98m)

A carpeted double bedroom with built-in wardrobe housing the combination boiler, radiator, UPVC double glazed window to the rear, and spotlights to ceiling.

Bedroom Three

8'8" x 6'2" (2.65m x 1.88m)

A carpeted bedroom with UPVC double glazed window to the front, built-in wardrobe, spotlights to ceiling, radiator, and loft hatch with drop down ladder providing access to the boarded loft space.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, wash-hand basin inset to vanity

unit, low-level WC, tiled flooring and walls, radiator, spotlights to ceiling, extractor fan, UPVC double glazed spotlights to ceiling.

Loft Room

12'11" x 8'11" (3.96m x 2.74m)

A carpeted storage space, with a roof-light, and useful eaves storage cupboard.

Outside

To the front of the property you will find a lawned garden with a driveway providing off-road parking, and gated side access leading to the enclosed rear garden which includes a paved patio overlooking the lawn beyond, a gravelled area, and fence boundaries.

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

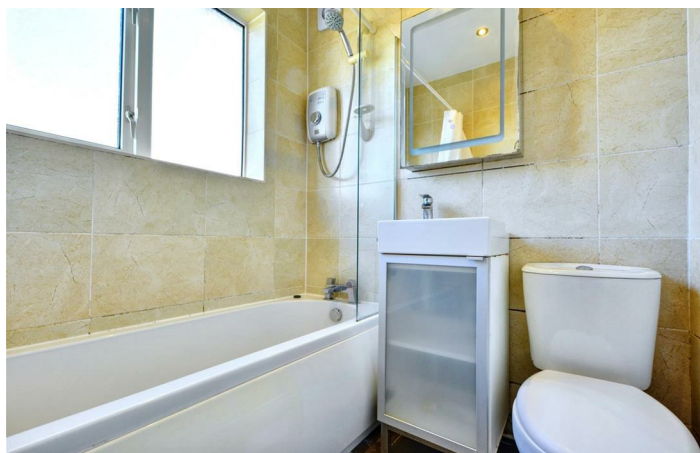
Planning Permissions/Building Regulations: None

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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