



Caterham Close,  
Bilborough, Nottingham  
NG8 4PR

**£239,995 Freehold**



A spacious three-bedroom mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, and transport links, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises: porch, entrance hall, lounge, and kitchen diner to the ground floor, with three good sized bedrooms and a family bathroom to the first floor.

To the front of the property you will find a lawned garden and concrete driveway, and to the rear you will find a enclosed garden, which includes a concrete patio overlooking the lawn beyond, and two brick-built storage sheds, and fence boundaries.

Offered to the market with the benefit of UPVC double glazing and gas central heating, along with a range of modern fixtures and fittings, and chain free vacant possession, this property is well worthy of an internal viewing in order to be fully appreciated.



### Porch

UPVC double glazed entrance door, UPVC double glazed windows to the front and side, tiled flooring and a secondary UPVC double glazed door leading to the entrance hall.

### Entrance Hall

with stairs to the first floor, radiator, useful under stairs storage cupboard, and door to the kitchen diner and lounge.

### Lounge

15'2" x 10'11" (4.63m x 3.35m )  
with laminate flooring, UPVC double glazed window to the front, and radiator.

### Kitchen Diner

21'8" x 10'4" (6.62m x 3.15m )  
With a range of modern wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated microwave, integrated wind fridge, space for freestanding American-style fridge freezer, tiled flooring and splashbacks, integrated electric hob with extractor fan over, space for a washing machine, spotlights to ceiling, two radiators, UPVC double glazed sliding patio door and UPVC double glazed windows to the rear, and a wall mounted Vaillant combination boiler.

### First Floor Landing

With loft hatch, built-in storage cupboard, and doors to the bathroom and three bedrooms.

### Bedroom One

12'0" x 10'9" (3.66m x 3.3m )  
With laminate flooring, built-in wardrobe, UPVC double glazed window to the front, and radiator.

### Bedroom Two

12'10" x 9'4" (3.93m x 2.85m )  
A carpeted double bedroom with two built-in storage cupboards, UPVC double glazed window to the rear and radiator.

### Bedroom Three

10'5" x 8'5" (3.18m x 2.59m )  
Laminate flooring, UPVC double glazed window to the front, and radiator.

### Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, vinyl flooring, radiator, UPVC double glazed window to the rear, and extractor fan.

### Outside

To the front of the property there is a low maintenance lawned garden, with a concrete driveway to the side, providing off-road parking, and to the rear of the property there is a private and enclosed garden which features a patio area overlooking the lawn beyond, two brick-built storage sheds, 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.



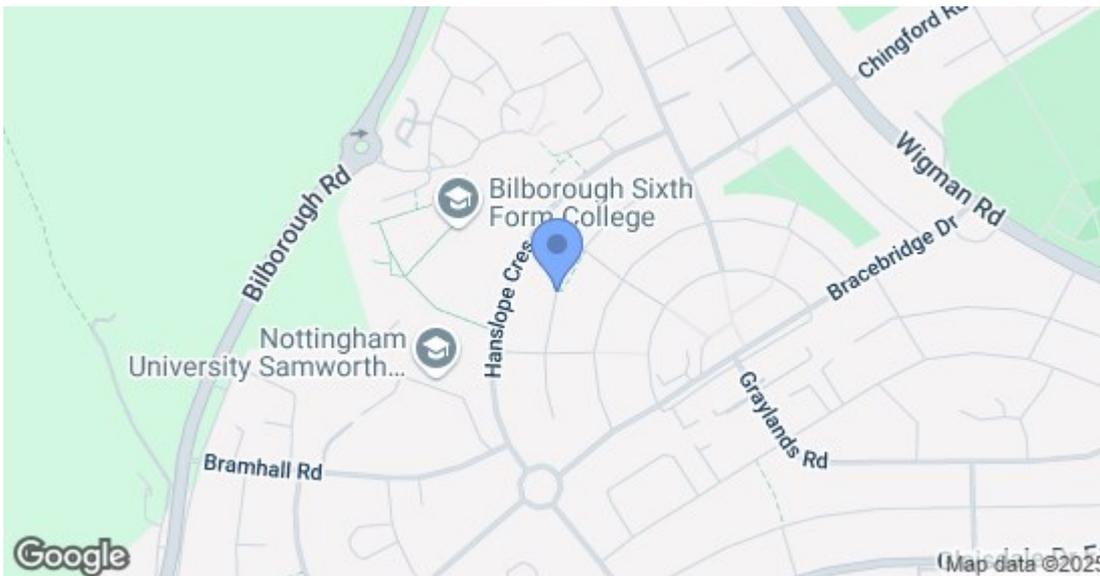
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 86        |
| (81-91) B   |  | 74                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (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 |           |

These details 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.