



Hoe View Road, Cropwell Bishop  
Nottingham, Nottinghamshire, NG12 3DF





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Nottingham, Nottinghamshire,  
NG12 3DF  
£199,900

Offered to the market is this spacious, two double bedroom home in need of some modernisation. Located within the popular Village of Cropwell Bishop enjoying a good array of local amenities and desirable school catchments, this family home has accommodation comprising: Entrance, living room, kitchen diner, conservatory, two double bedrooms, recently replaced family bathroom and generous gardens. Located on an end plot there is also great potential to extend STP. Council Tax Band - A. Freehold. EPC - D

**Entrance**

Wooden and glazed door into Entrance Hall.

**Entrance Hall**

Stairs rising to the first floor and door to the Living Room.





### Living Room

**10'6" x 17'5" (3.22 x 5.33)**

A light and bright reception room with double glazed window to the front elevation and patio doors to the rear elevation, television point and door to the Kitchen Diner.

### Kitchen Diner

**12'11" max x 17'10" max (3.94 max x 5.45 max)**

Fitted with a good range of base and wall mounted units with work surface over, wall mounted gas central heating boiler, space and plumbing for washing machine space for free standing cooker and space for further appliances, inset sink, door to good sized Pantry, double glazed window to the rear elevation and small window to the front elevation and wooden and glazed door to the Conservatory.

### Conservatory

**8'6" x 9'11" (2.60 x 3.03)**

Aluminum and glazed construction with sloping roof and patio doors leading out to the Rear Garden.

### Landing

Double glazed window to the rear elevation and doors to the Bedroom and Bathroom accommodation.

### Bedroom One

**9'3" x 17'11" (2.83 x 5.47)**

A generously sized Bedroom with double glazed window to the side elevation.

### Agents Note

Bedroom One has the possibility to be divided to provide two bedrooms, making a three bedroom property.

### Bedroom Two

**10'11" max x 10'5" (3.35 max x 3.19)**

Double glazed window to the front elevation overlooking the parking and green beyond.

### Family Bathroom

**7'4" x 7'3" (2.26 x 2.23)**

Recently being re-fitted with a modern three piece white suite comprising: W.C., wash basin and panel bath with shower over. There is a uPVC double glazed window to the rear elevation and contemporary tiling to the floor and wet areas.

### Gardens

This property enjoys a generous end plot with gardens to the rear, side and front elevations. The gardens are mainly laid to lawn with deep borders.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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### Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone





signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>



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



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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