

Property details approval form

120 Mill Road, Newthorpe, Nottingham, Nottinghamshire, England, NG16 3PT

Date: 26 April 2025

Property Ref and Version: HNR102905 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£140,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > NO CHAIN
- > HUGE POTNETIAL
- > LARGE GARDENS
- > BAY WINDOWS
- > TRADITIONAL SEMI-DETACHED
- > POTENTIAL OR DRIVEWAY SSTP
- > VIEWINGS ARE ESSENTIAL

○ Short Description

Rare opportunity! Two-bed semi in sought-after New Thorpe. Spacious lounge with bay window, kitchen diner, large garden & outbuildings. Huge potential to add value. Close to schools, shops & local amenities. Ideal for first-time buyers & investors. Call Hall & Benson 01773 715050!

○ Long Description

The property offers a spacious layout with a bright, welcoming front lounge featuring a large bay window that floods the room with natural light. There's the added benefit of a convenient downstairs toilet, while the rear of the property opens into a generous kitchen diner that looks out onto the garden, making it the perfect space for family meals or entertaining guests.

Upstairs, you'll find two double bedrooms and a well-sized family bathroom. Both bedrooms offer plenty of space and potential for personalisation. Outside, the property really comes into its own with a large rear garden, providing a fantastic opportunity for landscaping or future extensions, subject to planning. There are also substantial outbuildings offering valuable additional storage or the potential for conversion into a workshop or garden room.

Situated close to local schools, shops, and everyday amenities, this property is in a location that continues to attract attention for all the right reasons. It's an area on the up, and homes like this don't stay on the market for long. With huge potential to increase the property's value, this is a chance not to be missed.

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To arrange a viewing and see for yourself what this home has to offer, contact Hall & Benson today on 01773 715050.

○ **Directions**

○ **Agent Note**

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○ Room Description

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Kitchen

6' 3" 9 x 17' 1" 9 (1.91m 9 x 5.21m 9)

Bedroom 1

10' 2" x 17' 3" (3.10m x 5.26m)

Bedroom Two

8' 8" x 10' 6" (2.64m x 3.20m)

Bathroom

5' 5" x 6' 2" (1.65m x 1.88m)

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○ Property Images



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.floorplan.com

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☐ Floor Plan

☐ Approval

	Signature	Date
Corey Pilmore		
Ms K. Hutsby		