Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



12 Edgeway, Bilborough, Nottingham, NG8 6LY

Chain Free £225,000

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Situated within the heart of Bilborough within easy reach of local facilities, this is a recently modernised three bedroom semi detached property which benefits from gas central heating. CHAIN FREE.







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Internally the current landlord has spent considerable time and effort in the presentation of this home which in brief comprises an entrance hall with staircase leading to the first floor and lounge with access to a dining kitchen which has a double glazed door leading to the rear. Side door and useful pantry cupboard. To the first floor are three good sized bedrooms and a bathroom with shower.

Outside the property benefits from a garden to the rear of the property and to the front there is a further lawned garden and paved driveway leading to a single garage. Outside stores.

Located in the popular residential area of Bilborough, this property is conveniently positioned close to a range of local shops, schools and everyday amenities. The area also benefits from nearby leisure facilities including the Harvey Hadden Sports Village, as well as good public transport links providing easy access to Nottingham city centre and surrounding areas.

Viewing highly recommended.

ACCOMMODATION
Entering the property through double glazed front door into:

ENTRANCE HALL
With staircase leading to the first floor, double glazed window to the side elevation, radiator and understairs storage.

LOUNGE
15' x 10'11" (4.57m x 3.33m)
With double glazed window overlooking the front elevation, radiator and feature fireplace with electric pebble effect fire set within a decorative surround. Double doors opening to:

DINING KITCHEN
18'1" x 10'3" (5.51m x 3.12m)
With a range of work surface/preparation areas, wall and base cupboards, integrated electric oven, electric hob and extractor over with stainless steel splashback. There is a stainless steel sink with drainer beneath a double glazed window overlooking the rear elevation and there is appliance space, useful kitchen drawers, double glazed door to the rear elevation, further double glazed windows, radiator and space for a dining table. Access to:

WALK IN PANTRY CUPBOARD
With open shelving and double glazed window.

LOBBY
Door to side elevation.

DOWNSTAIRS WC
Low level WC and wash hand basin.

TO THE FIRST FLOOR

LANDING
Double glazed window to the side elevation and useful storage cupboard with boiler providing domestic hot water and central heating.

FRONT BEDROOM ONE
12' x 13'2" (3.66m x 4.01m)
With double glazed window to the front elevation and radiator.

BEDROOM TWO
12'7" x 10'4" (3.84m x 3.15m)
With double glazed window to the rear elevation, radiator and useful storage cupboard.

BEDROOM THREE
8' x 9' (2.44m x 2.74m)
(Maximum measurement to include the bulk head over the stairs)
With double glazed window to the front elevation, radiator and large storage cupboards which incorporates the bulk head over the stairs, limiting some of the floor area within the room.

BATHROOM
5'7" x 6' (1.70m x 1.83m)
With low level WC, wash hand basin with storage cupboard beneath, bath with shower over the bath, extractor fan and heated towel rail.

OUTSIDE
Outside the property benefits from a garden to the rear which has been laid for ease of maintenance including a patio area.

To the front elevation there is a lawn garden and block paved driveway leading to the side of the house where there is a garage with double doors. Useful outbuildings.

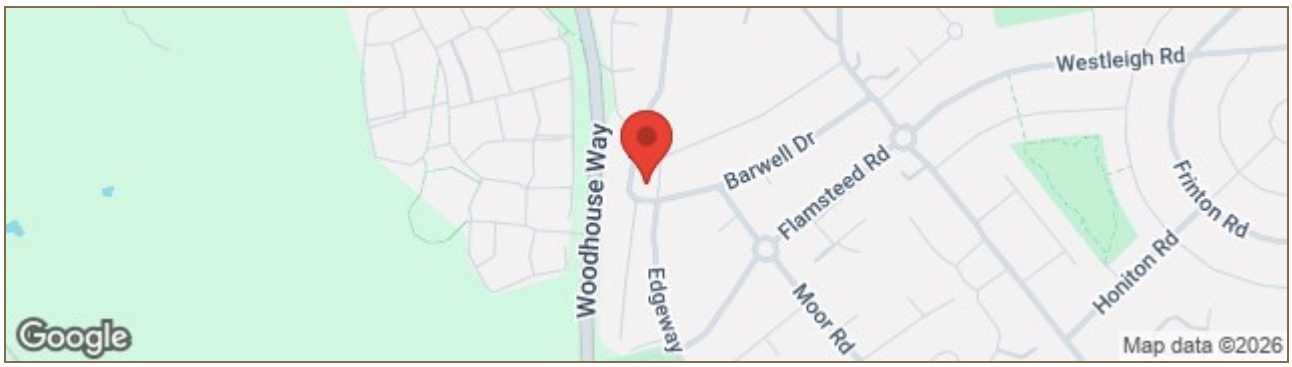








Road Map

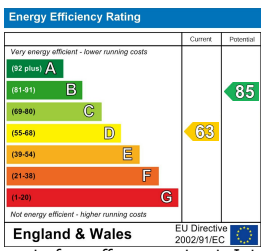


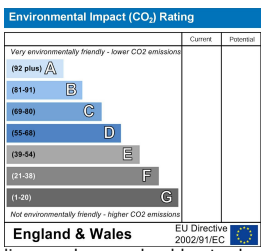
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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