



## 8 Wycliffe Grove, Nottingham

Offers in region of £190,000 Freehold

Mid-Terraced House • Three Bedrooms • Two Reception Rooms • Fitted Galley-Style Kitchen • Ground Floor Bathroom • Low Maintenance Garden • Three-Storey Accommodation • Private Gated Community • Great Starter Home • Must Be Viewed



OFFERS IN REGION OF £190,000  
NO UPWARD CHAIN...

This characterful three-bedroom Victorian bay-fronted mid-terraced house offers deceptively spacious accommodation across three floors whilst boasting a stylish and modern interior throughout, making it the perfect purchase for first-time buyers, professional couples, or investors alike. Well presented and well maintained throughout, this move-in ready home is situated within a gated community in a convenient location close to Nottingham City Centre, excellent transport links, local amenities, and nearby schools. To the ground floor are two versatile reception rooms featuring a wealth of character and ample space for both relaxing and entertaining, a fitted galley-style kitchen, and a modern three-piece bathroom suite. The first floor offers two generously sized double bedrooms, whilst the second floor is host to a further spacious double bedroom creating a fantastic private retreat. Outside to the front is a low-maintenance garden, whilst to the rear is a private enclosed courtyard providing the perfect space to enjoy outdoor seating and dining. Offering a fantastic blend of period charm and modern living, this property would make a home to be proud of.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



## **GROUND FLOOR**

### **Living Room**

13' 5" x 11' 3" (4.10m x 3.44m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, a ceiling rose, a period black slate decorative fire surround, a radiator, and a single door providing access into the accommodation.

### **Dining Room**

11' 4" x 14' 6" (3.45m x 4.41m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove, three recessed spotlights, an Italian statement glass pendant light, and a walk-in storage cupboard.

### **Kitchen**

6' 3" x 12' 3" (1.91m x 3.73m)

The kitchen has a range of fitted base units with a rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated oven with a gas hob, space for under-worktop appliances, a wall-mounted Worcester combi boiler, vinyl flooring, a radiator, and a UPVC double-glazed window to the side elevation.

### **Rear Porch**

6' 4" x 2' 10" (1.93m x 0.87m)

The rear porch has tiled flooring and a single UPVC door providing access to the enclosed courtyard.

### **Bathroom**

5' 0" x 5' 10" (1.52m x 1.78m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a bi-folding shower screen, tiled flooring, fully tiled walls, a radiator, an extractor fan, a wall-mounted mirror, recessed display niches built into the wall, and a UPVC double-glazed obscure window to the side elevation.

## **FIRST FLOOR**

Carpeted stairs leading to the first floor.

### **Landing**

2' 7" x 2' 7" (0.80m x 0.78m)

The landing has carpeted flooring and provides access to the first floor accommodation.

### **Master Bedroom**

11' 4" x 11' 3" (3.45m x 3.43m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and a period cast iron fireplace surround.

### **Bedroom Two**

11' 3" x 11' 6" (3.44m x 3.50m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, an in-built cupboard, and a period cast iron fireplace surround.

## **SECOND FLOOR**

Carpeted stairs leading to the second floor.

### **Bedroom Three**

21' 5" x 11' 1" (6.54m x 3.38m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

## **OUTSIDE SPACES**

### **Front Garden**

To the front of the property is a low-maintenance gravelled garden with a picket fence, brick planted border and a pathway leading to the entrance door.

### **Rear Courtyard**

To the rear of the property is a small low maintenance courtyard with gravel and a patio pathway, fence panelled boundaries, and gated access.



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PREPARE TO BE MOVED



**This floorplan is for illustrative purposes only.**

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## ADDITIONAL INFORMATION

Broadband Speed - Ultrafast Available - 1800 Mbps (download) 220 Mbps (upload) | Phone Signal - Mostly Good 4G / 5G coverage | Electricity - Mains Supply | Water - Mains Supply | Heating - Gas Central Heating - Connected to Mains Supply | Sewage - Mains Supply | Flood Risk - No flooding in the past 20 years+ | Flood Risk Area - Low risk for surface water | Construction - Brick | Mining Area - Potentially located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Accessibility - No | Other Information - There is access via communal front and rear passageways with shared rights of way to the property's private enclosed front garden and a rear courtyard. Any Legal Restrictions - No | Council Tax Band Rating - Nottingham City Council - Band A | Tenure: Freehold |

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