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## 20 Villa Road, Nottingham, NG3 4GG

Asking Price £590,000

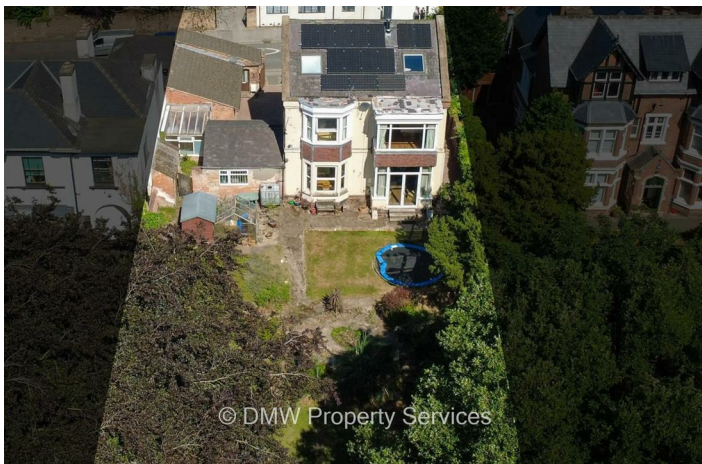
- Impressive Six Bedroom Detached House
- Two Bathrooms and Utility Room
- Garage and One Bedroom Annex
- Situated on a Extensive Plot
- Three Storeys plus Cellar
- Three Reception Rooms
- Huge Potential for Redevelopment
- Within Close Proximity to Nottingham City Centre

# 20 Villa Road, Nottingham NG3 4GG

Impressive Detached Residence Situated on an Extensive Plot with One Bedroom Annex. Three Storeys plus Cellar, Six Bedrooms and Three Reception Rooms. Two Bathrooms. Utility Room and Double Garage. Separate One Bedroom Annex. Block Paved Driveway. Huge Garden. This property comes with massive potential.



Council Tax Band: E



#### Entrance Hall

Minton tiled flooring. Stairs to the first floor and basement. Doors to Lounge, Dining Room, Kitchen/Diner, Utility Room.

#### Lounge

15'0 x 12'4

French doors to the rear elevation. Wood effect flooring.

#### Kitchen/Diner

15'3 x 15'0

A range of base and wall units with built in oven. Black granite work surfaces with inset oven and sink unit. Tiled flooring. Bay window to the rear elevation. Door to the garage.

#### Dining Room

12'9 x 11'5

Parquet wood flooring. Cast Iron fireplace. Window to the front.

#### Utility Room

9'9 x 8'10

A range of base and wall units with space for washing machine and tumble dryer. Window and door to the front. Tiled flooring.

#### Bathroom

8'10 x 7'7

Panelled bath with mixer taps. Vanity unit with integrated sink and toilet. Window to the front.

#### First Floor Landing

Doors to four bedrooms and a further bathroom. Stairs to the second floor.

#### Master Bedroom

17'5 x 14'8

Wood effect flooring. Bay to the rear elevation.

#### Bedroom

15'1 x 12'2

Bay window to the rear. original fireplace.

#### Bedroom

14'1 x 11'2

Windows to the side and rear elevations.

#### Bedroom

11'2 x 8'11

Window to the front elevation.

#### Bathroom

8'10 x 5'11

Bath. Sink and Toilet. Window to the side elevation.

#### Second Floor Landing

Doors to the final two bedrooms.

#### Bedroom

14'8 x 11'2

Windows to the side and rear. Eave storage.

#### Bedroom

14'11 x 13'7

Windows to the side and rear.

#### Annex

#### Kitchen

A range of base and wall units. Wall mounted gas combination boiler.

#### Lounge

Two windows to the front elevation. Door to the Bedroom.

#### Bedroom

Window to the rear. Door to the front elevation.

#### Shower Room

Built in shower with electric shower. Vanity unit with inset sink. Low level toilet.

#### Conservatory

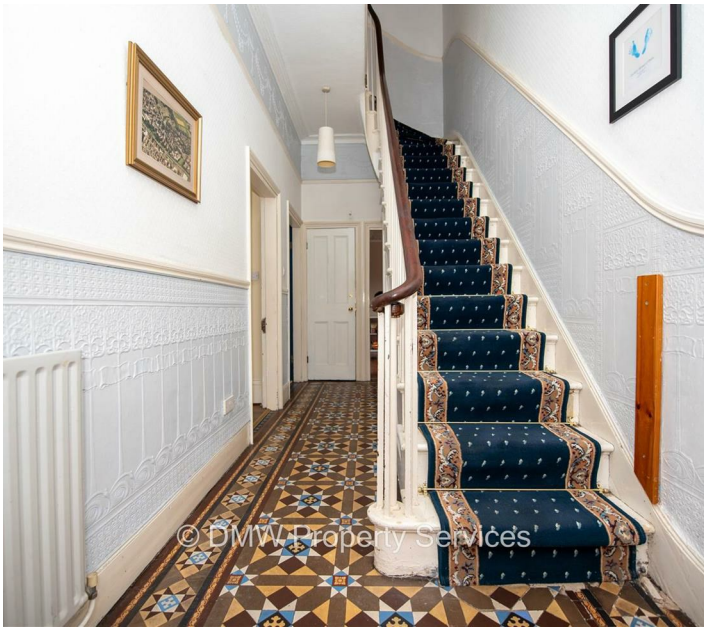
Windows to the rear.

#### Exterior

Block paved driveway to the front. Double Garage. Extensive gardens to the rear.

#### Garage

17'3 x 15'7





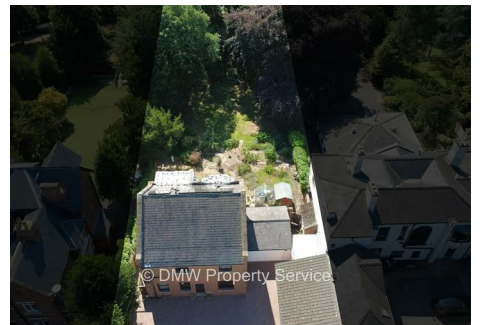
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## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
2639 Sq.ft. (245.22 sq.m.)

