



Azimghur Road, Whatton
Nottingham, NG13 9FF



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Guide Price £199,950

Offered to the market is this spacious Two Double Bedroom, Semi-Detached House in need of modernisation. Located within the popular village of Whatton-In-The-Vale on a good sized plot this property is ideal for someone looking to put their own stamp on a property. Accommodation comprises: Entrance Hall, Living / Dining Room, Conservatory, Kitchen, Rear Hall / Utility Area, Ground Floor W.C., Two spacious Double Bedrooms, Family Bathroom, good sized Rear Garden and driveway to the front providing off street parking. EPC - E, Council Tax Band - B. Freehold. No Upward Chain!



Entrance

UPVC double glazed door into Entrance Hall.

Entrance Hall

Stairs rising to the first floor, double glazed window to the side elevation and doors to the Living / Dining Room and Kitchen.

Living / Dining Room

11'0" max x 20'11" max (3.36 max x 6.40 max)

UPVC double glazed window to the front elevation, feature gas fire and double glazed patio doors to the Conservatory.

Conservatory

10'2" x 9'1" (3.12 x 2.79)

UPVC double glazed construction with French doors leading out to the Rear Garden and tiled flooring.

Kitchen

11'9" max x 8'5" max (3.59 max x 2.59 max)

Fitted with base and wall mounted units with work surface over, space and plumbing for washing machine, space for fridge freezer, space for cooker, inset sink and drainer, built-in storage cupboard, uPVC double glazed window to the rear elevation and door to the Rear Lobby.

Rear Lobby

UPVC double glazed doors to the front and rear elevation, doors to cupboard and Ground Floor W.C.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C., and wash basin and having window to the rear elevation.

Landing

Double glazed window to the side elevation and doors to the first floor accommodation.

Bedroom One

10'8" x 14'10" (3.27 x 4.53)

Two uPVC double glazed windows to the front elevation and built-in storage cupboards.

Bedroom Two

11'6" x 8'8" (3.51 x 2.66)

UPVC double glazed window to the rear elevation and built-in storage cupboards.

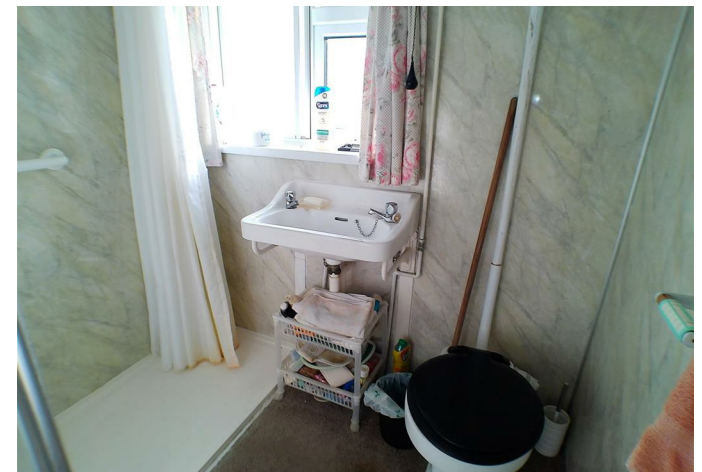
Shower Room

5'8" x 6'0" (1.74 x 1.85)

Fitted with a three piece suite comprising: W.C., wash basin and walk-in shower and having uPVC double glazed window to the rear elevation.

Rear Garden

A generous Rear Garden being divided into three sections which are mainly laid to lawn, there is a patio area, greenhouse and timber sheds for storage.



Outside to the Front

The Front Garden is laid to lawn and there is a driveway providing off street parking.

Agents Note

This property has electric central heating, There is mains gas to the property, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

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#>

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.

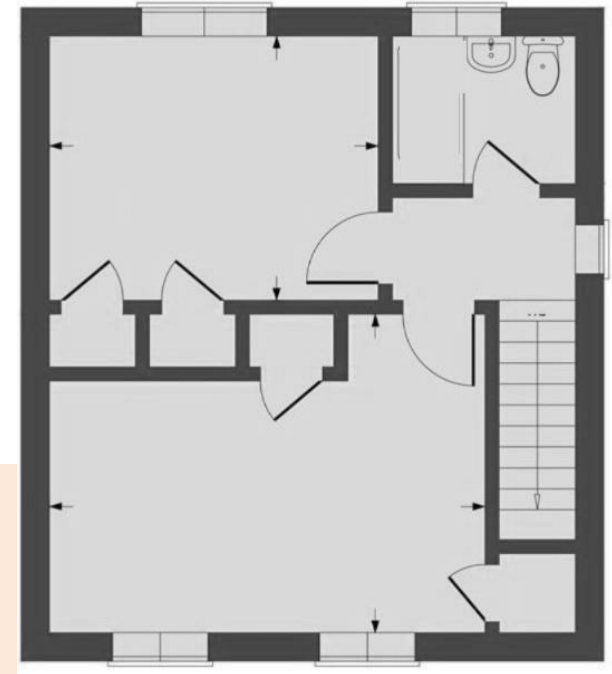
Note

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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



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

AZIMGHUR ROAD

