



Birchover Road,  
Bilborough, Nottingham  
NG8 4BW

**£180,000 Freehold**



A lovely three-bedroom, semi detached property with the benefit of no upward chain.

Situated within Bilborough, you are ideally placed for access to a wide range of local amenities including shops, schools, healthcare facilities and transport links.

This great property would be considered an exciting opportunity for a large variety of buyers looking to put their own stamp on a purchase, this could include first time buyers, young families or investors looking to add to a rental portfolio.

In brief the internal accommodation comprises; An entrance hall, living room, dining room, kitchen and downstairs WC. Then rising to the first floor are three well proportioned bedrooms and family bathroom.

Outside to the front of the property is a large garden with a lawned and pebbled space, mature shrubs and fenced boundaries. The enclosed rear garden is primarily lawned with a paved seating area and useful brick built shed.

Having been a well loved family home for a number of years, this delightful property is offered to the market with the advantage of UPVC double glazing throughout, gas central heating and is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall, with radiator and fitted storage cupboard.

### Living Room

12'11" x 12'10" (3.95m x 3.92m )

A carpeted reception room, with radiator, electric fireplace and UPVC double glazed window to the front aspect.

### Dining Room

12'1" x 8'10" (3.69m x 2.70m )

A carpeted reception room, with radiator and UPVC double glazed sliding door to the rear garden.

### Kitchen

11'9" x 7'6" (3.60m x 2.31m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer. Space and fittings for freestanding appliances to include fridge freezer and washing machine. Two useful pantry cupboards, UPVC double glazed window to the rear aspect and door to the side passage.

### Downstairs WC

Fitted with a low flush WC.

### First Floor Landing

A carpeted landing space with access to the airing cupboard and UPVC double glazed window to the side aspect.

### Bedroom One

11'4" x 10'0" (3.46m x 3.06m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

11'9" x 11'3" (3.60m x 3.44m )

A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

### Bedroom Three

8'10" x 8'3" (2.70m x 2.52m )

A carpeted bedroom, with radiator, fitted storage cupboard and UPVC window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric shower power shower with glass shower screen, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front is a pebbled garden with a lawned space and hedges and gated access to the rear. The enclosed rear is primarily lawned with a paved seating area and brick built storage shed.

### Material Information:

Freehold

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

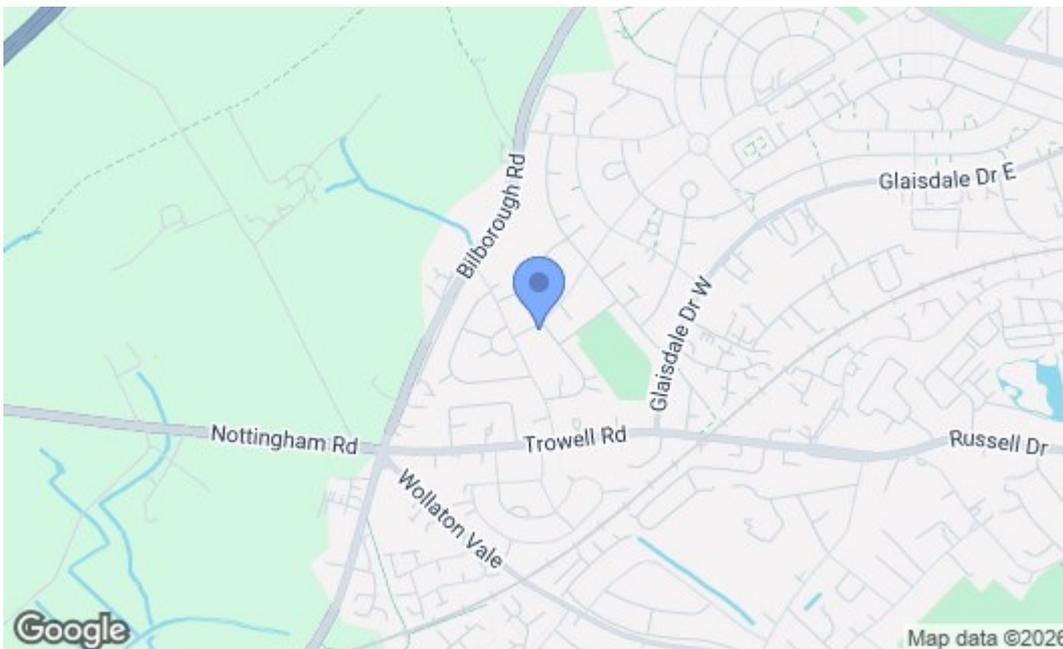
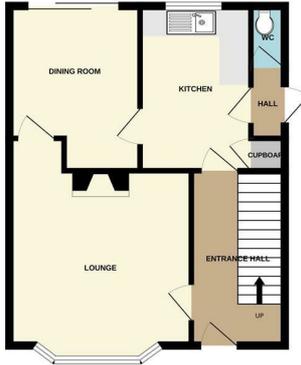
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





GROUND FLOOR

1ST FLOOR



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			
		70	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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