



**126 Hoe View Road, Cropwell Bishop,  
Nottingham, NG12 3DF**

**Guide Price £195,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Mid Terrace Home
- Excellent Scope and Potential
- Conservatory to the Rear
- Three Good Bedrooms
- Backing onto Fields at the Rear
- No Upward Chain
- Spacious Lounge
- A good Sized Dining Kitchen
- Generous, Mature Plot

A great opportunity to purchase this spacious mid-terraced home, set back from the road and offered for sale with the advantage of no onward chain.

The property presents an excellent opportunity for buyers looking to modernise and update a home to their own tastes and specifications, whilst benefiting from generously proportioned accommodation throughout.

In brief, the accommodation comprises a welcoming entrance hall, a large lounge with access into a conservatory overlooking the rear garden, and a spacious dining kitchen which has been enlarged in the past through the removal of an internal wall to create an impressive dual-aspect family space.

To the first floor are three well-proportioned bedrooms together with a bathroom and separate WC.

Externally, the property occupies a generous plot with established frontage and a particularly good-sized rear garden enjoying an attractive outlook backing onto open fields.

Properties offering such excellent potential and generous accommodation are always popular, particularly with buyers wishing to create a home tailored to their own style and requirements. Early viewing is therefore highly recommended.

## ACCOMMODATION

A UPVC double glazed entrance door leads into the entrance hall.

## ENTRANCE HALL

Which has tiled flooring, a central heating radiator, stairs rising to the first floor, and glazed doors into the kitchen and lounge.

## LOUNGE

The lounge features laminate flooring, a coved ceiling with ceiling roses, a central heating radiator, a UPVC double glazed window to the front aspect, and a feature fireplace with a polished stone surround housing an attractive coal-effect electric fire. UPVC double glazed sliding patio doors lead into the conservatory.

## CONSERVATORY

Which is of UPVC construction with laminate flooring and French doors opening onto the garden.

## DINING KITCHEN

The dining kitchen has been reconfigured by the current owners to create a spacious open-plan room through the removal of an internal wall. It has tiled flooring throughout, a central heating radiator, UPVC double glazed windows to the front and rear aspects, and UPVC double glazed doors to both the front and rear. The fitted kitchen includes a range of base and wall units with cupboards and drawers, worktops, an inset stainless steel single drainer sink with mixer tap, space for appliances, and a built-in oven with four-ring gas hob and concealed extractor hood over.

## FIRST FLOOR LANDING

To the first floor, the landing has a central heating radiator, access hatch to the roof space, a UPVC double glazed window to the rear aspect, and an airing cupboard housing the Baxi combination boiler with slatted shelving.

## BEDROOM ONE

Bedroom one is a good-sized double bedroom with a central heating radiator, UPVC double glazed window to the front aspect, and a built-in double wardrobe over the stairs.

## BEDROOM TWO

Bedroom two has a central heating radiator and UPVC double glazed window to the front aspect.

## BEDROOM THREE

Bedroom three has a central heating radiator and a UPVC double glazed window to the rear aspect.

## BATHROOM

The bathroom is fitted with a panel-sided bath with mains-fed shower over, hot and cold taps, and a pedestal wash basin with hot and cold taps. There is tiling to the splashback areas, a central heating radiator, and a UPVC double glazed window to the rear aspect.

## SEPARATE W/C

Separate WC fitted with a dual flush toilet and a UPVC double glazed obscure window to the rear aspect.

## OUTSIDE

The property occupies a generous mature plot with a lawned frontage, established beds and borders, and a pathway leading to the front door. The rear garden is generous in size, enclosed by timber panelled fencing, and includes a paved patio seating area, a variety of well-stocked mature beds and borders, and enjoys a westerly aspect.

## CROPWELL BISHOP

Cropwell Bishop is an established village with a thriving community and well equipped with local amenities including primary school, local shops including late night Co-Op, modern health centre and church. It is conveniently located for commuting via the A46 and A52 to the cities of Nottingham and Leicester. Further amenities can be found in the nearby market town of Bingham approx 4 miles from the village.

## **COUNCIL TAX**

The property is registered as council tax band A.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **ADDITIONAL INFORMATION**

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

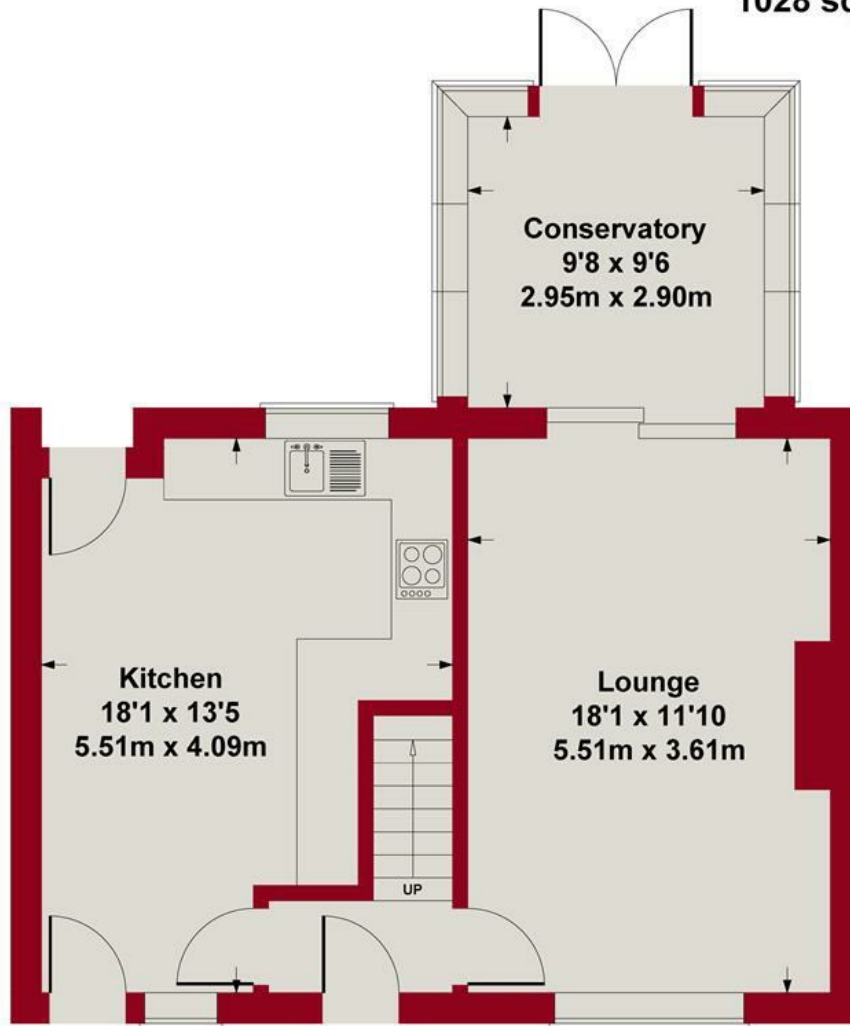
<https://www.gov.uk/search-register-planning-decisions>



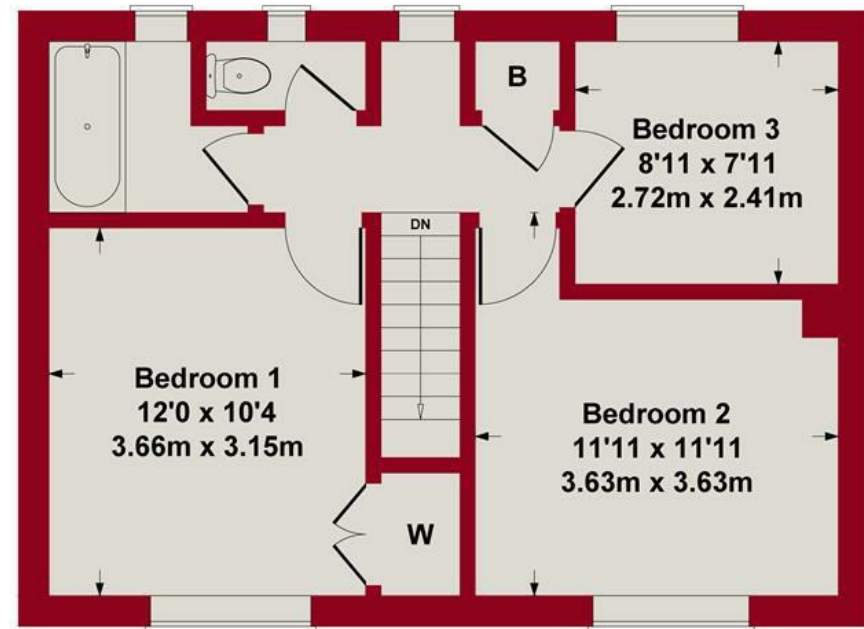




**Approximate Gross Internal Area  
1028 sq ft - 96 sq m**



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

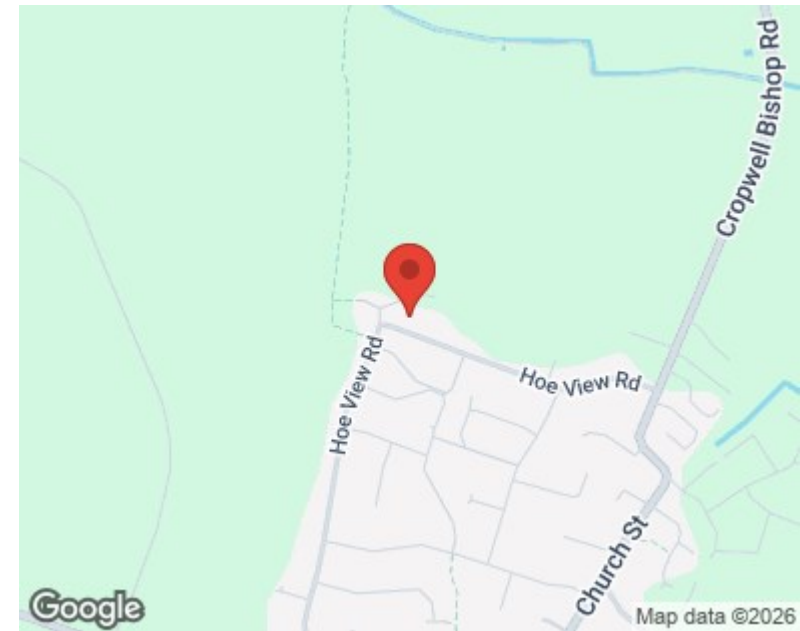
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>79</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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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Surveyors, Estate Agents, Valuers, Auctioneers