



Wisley Close,
West Bridgford, Nottingham
NG2 7NY

£290,000 Freehold



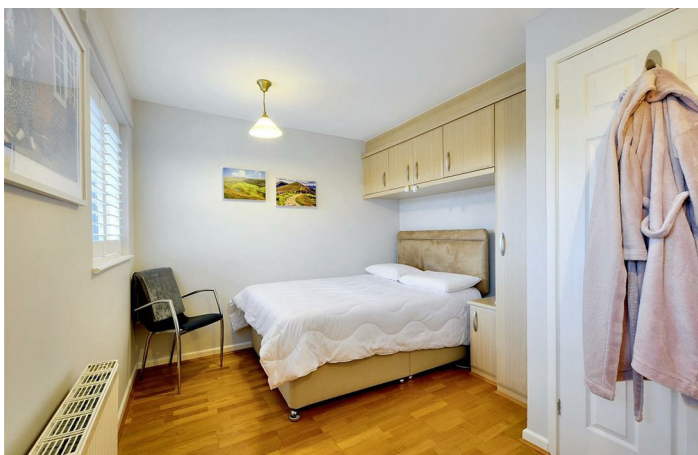
A beautifully presented, two-double bedroom semi-detached house with a garage.

Situated in this sought-after and well established residential location, readily accessible for a variety of local amenities including shops, schools, transport links, Nottingham City Centre and the A52, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance porch, lounge, and open plan kitchen diner to the ground floor, with two good sized double bedrooms and bathroom to the first floor.

To the front of the property there is a small lawned garden and a driveway providing off road parking, and to the rear there is a private and enclosed garden.

Offered to the market with the benefit of a light and airy living space, a range of modern fixtures and fittings throughout, this property truly must be viewed in order to be fully appreciated.



Entrance Porch

UPVC double glazed entrance door, UPVC double glazed window to the side, and a secondary door leading to the lounge.

Lounge

14'0" x 13'8" (4.29m x 4.18m)

With stairs to the first floor, gas fire, radiator, fitted under stairs storage unit, and French doors to the kitchen diner and UPVC double glazed window to the front.

Kitchen Diner

18'6" x 13'7" (5.64m x 4.15m)

An extended open plan kitchen diner with a range of modern wall, base and drawer units, kitchen island with breakfast bar, integrated electric oven and microwave, integrated fridge freezer, sink and drainer unit with mixer tap, inset induction hob with extractor over, tiled flooring with under floor heating, two Velux windows, spotlights to ceiling and UPVC double glazed bi-fold doors with fitted shutters to the rear.

First Floor Landing

with laminate flooring, loft hatch, useful storage cupboard and doors the bathroom and two bedrooms.

Bedroom One

With laminate flooring, fitted wardrobe, radiator, and two UPVC double glazed windows with fitted shutters to the rear.

Bedroom Two

13'8" x 8'5" (4.19m x 2.59m)

With laminate flooring, fitted wardrobes, UPVC double glazed window with fitted shutter to the front and radiator.

Bathroom

7'4" x 6'1" (2.24m x 1.87)

Incorporating a three piece suite comprising: shower, wash hand basin inset to vanity unit, low level WC, tiled flooring and walls, heated towel rail, spotlights to ceiling, extractor fan, and UPVC double glazed window with fitted shutter to the side.

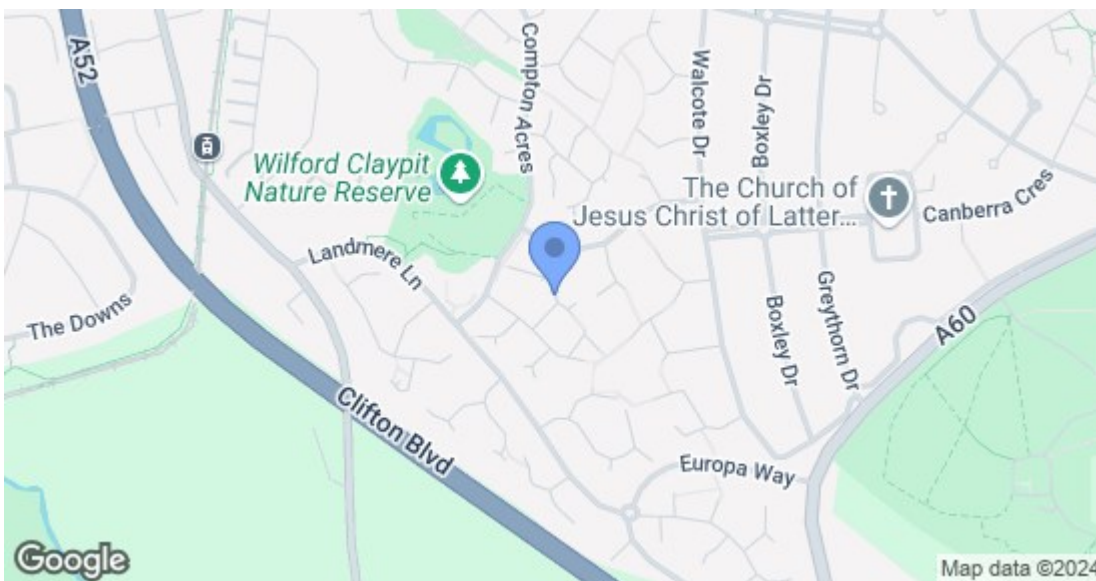
Outside

To the front of the property you will find a small lawned garden with a blocked paved driveway, gated side to the rear garden which includes a patio, raised beds, slate chippings and fence boundaries and to the rear of the garden you will find a garage with a blocked paved driveway to the in front.

Garage

Single garage with up and over door to the front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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			
England & Wales		EU Directive 2002/91/EC	

These details 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.