



Welwyn Road,  
Wollaton, Nottingham  
NG8 2DD

**£260,000 Freehold**



A traditionally styled and constructed three-bedroom semi-detached house.

Offering a clean and tidy interior that has been recently decorated, this well presented house with an open plan kitchen diner to the rear, is considered ideal as an investment or home.

In brief the internal accommodation comprises: entrance porch, entrance hallway, living room, and kitchen diner to the ground floor, rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property has a drive with brick detached garage beyond, and established low maintenance gardens to both front and rear.

Available to the market with the benefit of chain free vacant possession, and being tucked away within a convenient and established residential in Wollaton, readily accessible for local shops, schools including Fernwood School, excellent transport links and Wollaton Hall and Deer Park.



### Entrance Porch

UPVC double glazed entrance door with flanking windows, second wooden door leads to hallway.

### Hallway

With radiator, stairs off the first floor landing and door leading into the living room.

### Living Room

12'11" x 13'10" (3.95m x 4.23m )

UPVC double glazed bay window to the front, radiator and Adam-styled fire surround.

### Kitchen Diner

16'4" x 10'0" (4.98m x 3.06m )

With a range of fitted wall and base units, work surfacing with splashbacks, single sink and drainer unit with mixer tap, plumbing for washing machine, 'Zanussi' electric cooker with extractor above, UPVC double glazed window, and sliding patio doors to the exterior, radiator and useful under stairs cupboard with a 'Veissman' boiler.

### First Floor Landing

UPVC double glazed window to the side and doors leading into bathroom and bedrooms.

### Bedroom One

11'11" x 8'3" plus door recess (3.64m x 2.54m plus door recess)

UPVC double window to the front and radiator.

### Bedroom Two

9'9" x 9'11" (2.98m x 3.03m )

UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'7" x 7'8" (2.64m x 2.35m )

UPVC double glazed window to the front, radiator and fitted cupboard.

### Bathroom

Fitments in white comprising: low level WC, pedestal wash hand basin, bath with 'Triton' shower over, wall mounted heated towel rail, extractor fan and UPVC double glazed window to the rear.

### Outside

To the front the property has an established shrub border and driveway, which leads along the side of the property to the detached brick and tiled garage. To the rear the property has a patio, outside tap, primarily lawned garden, with stocked beds and borders with shrubs and trees.

### Garage

19'5" x 9'5" (5.92m x 2.88m )

Up and over door to the front, two UPVC double glazed windows to the side, light and power.

### Material Information:

Freehold

Property Construction: Brick

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

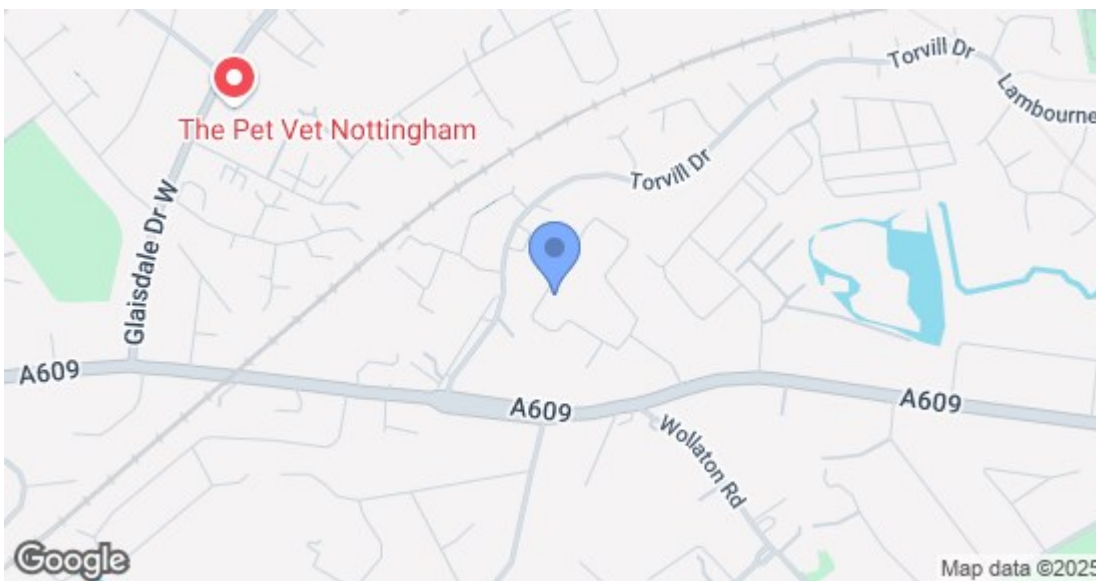
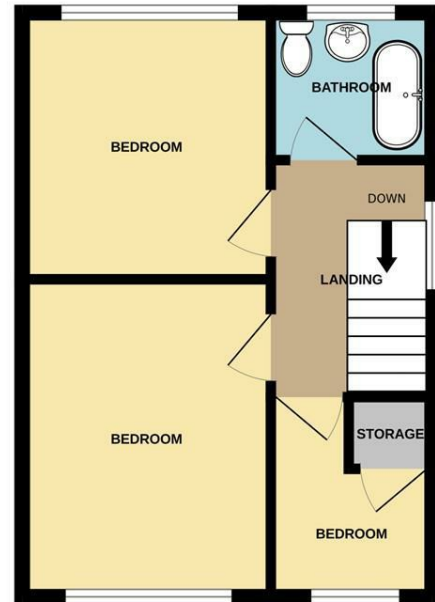
Accessibility/Adaptions: None

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.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 89        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 66                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <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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