



**Hilcot Drive
Aspley, Nottingham NG8 5HT**

**A WELL PRESENTED TWO BEDROOM SEMI
DETACHED HOME SITUATED IN ASPLEY,
NOTTINGHAM!**

Asking Price £195,000 Freehold



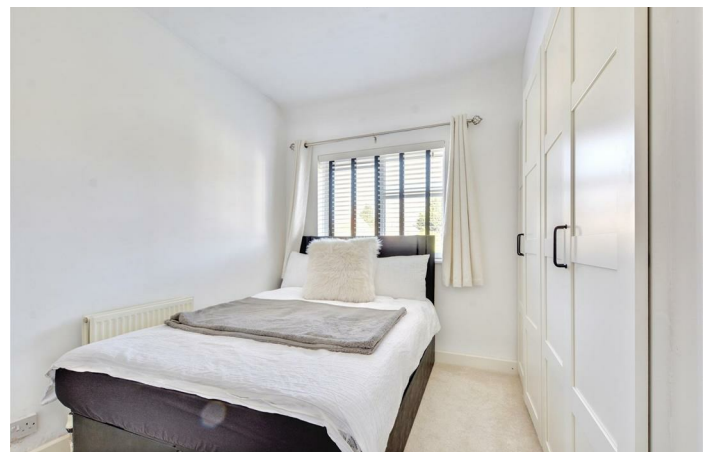
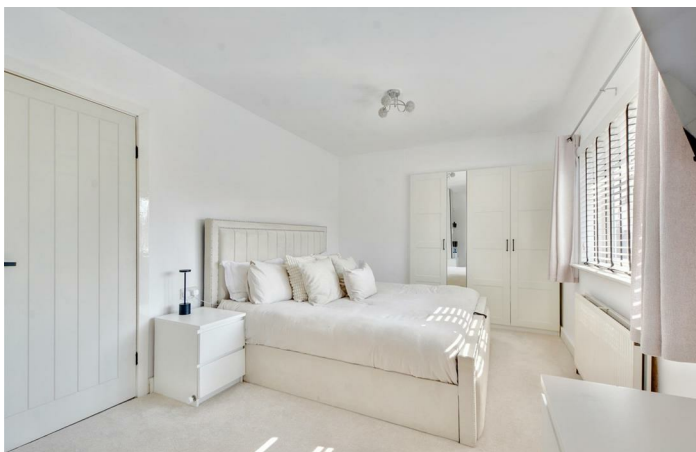
A fantastic opportunity for first-time buyers to acquire this charming two-bedroom semi-detached home, located in the popular area of Aspley, Nottingham. Offering a perfect blend of space, convenience, and potential, this home is ideal for those looking to step onto the property ladder. With easy access to local schools, shops, transport links, and the M1, it ticks all the boxes for modern living.

Upon entering, you are greeted by an entrance hallway, which provides access to the bright and airy lounge. The lounge leads through to the kitchen, which includes a handy pantry for extra storage. From the kitchen, a door opens into the conservatory, offering additional living space and a great spot to relax or entertain.

Upstairs, the property features two well-proportioned bedrooms, ideal for a small family, couple, or home office. A family bathroom completes the first floor.

Externally, the front of the property benefits from a gated driveway, providing parking space for multiple vehicles. To the rear, there is a private patio garden, perfect for outdoor living, along with a garage and metal store for additional storage.

This home is ideal for first-time buyers looking for a property with potential in a great location. Don't miss out, book a viewing today and make this lovely home yours!



Front of Property

To the front of the property there is a gated driveway providing off the road parking for multiple cars, fencing to the boundaries, side gated access to the rear of the property.

Entrance Hallway

UPVC entrance door to the side elevation giving access to the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, storage cupboard housing the meters, door leading through to lounge.

Lounge

14'2" x 11'1" approx (4.32 x 3.40 approx)

Double glazed window to the front elevation, laminate floor covering, TV point, spotlights to the ceiling, wall mounted radiator, door leading to kitchen.

Kitchen

10'11" x 8'3" approx (3.33 x 2.54 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, laminate floor covering, double glazed French doors leading to the conservatory, double glazed window to the rear elevation, tiled splashbacks, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted radiator, sliding door to the pantry, space and point for a fridge freezer, space and point for a cooker, electric cooker hood, combination gas and central heating boiler providing heating and hot water to the property.

Conservatory

13'7" x 8'1" approx (4.15 x 2.47 approx)

LVT flooring, double glazed windows surrounding, double glazed French doors leading to the rear garden, wooden panelling, wall mounted radiator.

First Floor Landing

Carpeted flooring, matte black vertical wall mounted radiator, double glazed window to the side elevation, access to the loft, doors leading off to rooms.

Bedroom One

16'6" x 9'7" approx (5.03 x 2.94 approx)

This large master bedroom which was originally two separate bedrooms benefits from having carpeted flooring, wall mounted radiator, two double glazed windows to the front elevation, double glazed window to the side elevation, built-in wardrobes.

This property has the potential to be made back into a three bed as previous subject to the buyers needs and requirements.

Bedroom Two

9'10" x 7'1" approx (3.02 x 2.17 approx)

Carpeted flooring, wall mounted radiator, built-in wardrobes, double glazed window to the rear elevation.

Bathroom

7'10" x 6'10" approx (2.41 x 2.10 approx)

Vinyl flooring, double glazed window to the rear elevation, WC, handwash basin with mixer tap, wooden panelling, tiled splashbacks, spotlights to the ceiling, shower cubicle with a mains fed shower.

Rear of Property

To the rear of the property there is an enclosed rear garden with large patio area, side gated access to the front of the property, fencing to the boundaries, garage and store access to the rear of the garden.

Garage

9'3" x 17'10" approx (2.82 x 5.44 approx)

Up and over door, power and lighting.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

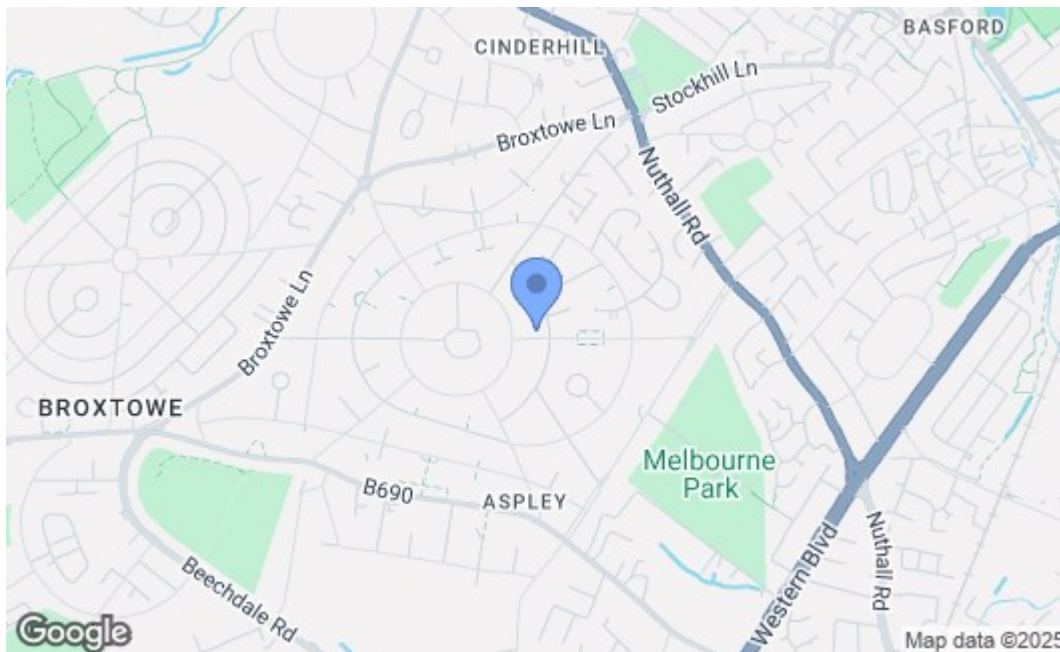
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.