

Newbold Street,
Bilborough, Nottingham
NG8 3DP

£189,995 Freehold

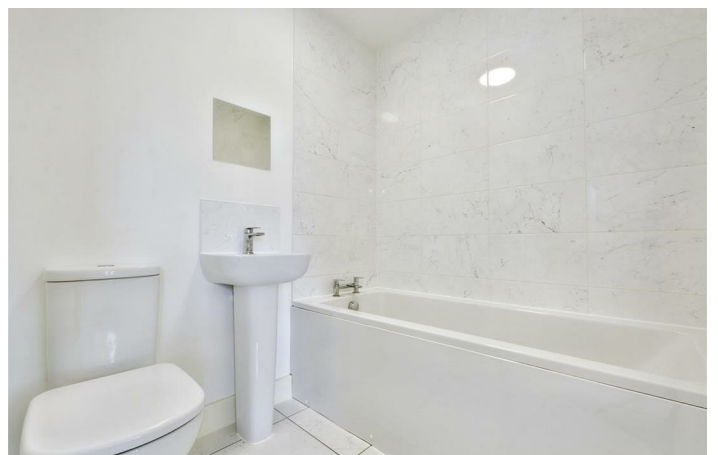
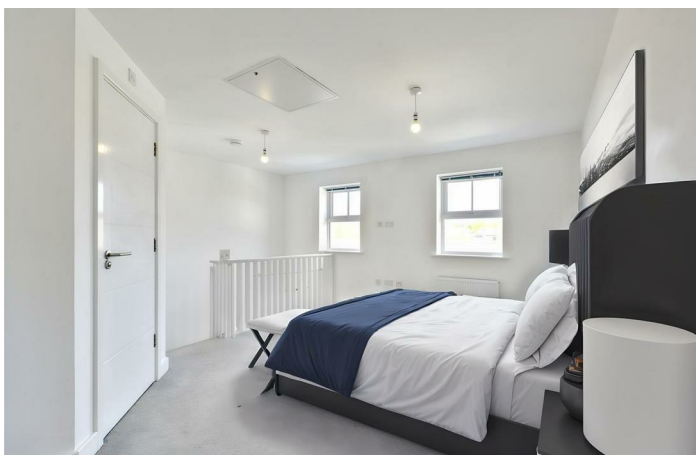


THIS IS AN ALMOST BRAND NEW THREE STOREY MID TOWN HOUSE PROVIDING FLEXIBLE LIVING AND BEDROOM ACCOMMODATION.

Being situated in this established residential area to the West of Nottingham, this new development was completed approx 2 years ago and provides a quiet place to live which is easily accessible to many local amenities and facilities, to Nottingham and J24 of the M1. The property is being sold with the benefit of NO UPWARD CHAIN and still has a brand new feel which means a new owner will not have to carry out any work whatsoever when they move into this light and airy home. For the size and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection so they can see the whole property for themselves and also get a feel for the setting in this quiet residential area.

The property is constructed of an attractive brick to the external elevations under a pitched tiled roof and being a new property is covered by the usual new home guarantees. The light and airy accommodation derives the benefits of having gas central heating and double glazing and is entered through a stylish composite front door into the ground floor reception hall which has a bedroom or sitting room/study off and there is a shower room/w.c. on the ground floor. Stairs lead from the hall to the first floor where there is an open plan living area which includes a well fitted kitchen, there is laminate flooring and windows looking out to the front. There are stairs from the first floor to the main bedroom suite on the second floor which is a large double bedroom with an en-suite bathroom. Outside there is a parking space provided which has an EV charging point, a bin storage area and lawned gardens which are maintained by the management company.

Being located within an established residential area there are a number of local amenities and facilities including an Asda store and many other retail outlets which are within walking distance of the property, if required there are schools for all ages, healthcare and sports facilities which includes a newly built swimming pool at Harvey Haddon, there are walks in the nearby open countryside at Strelley and the excellent transport links include J26 of the M1, stations at Nottingham and East Midlands Parkway and various main roads provide good access to Nottingham and other East Midlands towns and cities via the M1 and the linked road system.



Stylish composite front door with inset opaque glazed panel and an outside light leading into:

Reception Hall

As you enter the property there is matting and then carpeted flooring, stairs leading to the first floor, two radiators, two power points, wall mounted electric consumer unit, cloaks cupboard housing the Ideal Logic boiler and having four power points in the cupboard.

Bedroom/Sitting Room/Office

15'3 x 8'8 to 6'8 approx (4.65m x 2.64m to 2.03m approx)
Double glazed window with fitted blind to the front, radiator and six power points.

Ground Floor Shower Room/w.c.

Having a corner shower with a mains flow shower including a rainwater shower head and hand held shower, tiling to two walls, folding glazed door and protective screen, pedestal wash hand basin with a mixer tap and tiled splashback and a mirror to the wall above and a low flush w.c., tiled flooring and an understairs storage cupboard which has plumbing and space for an automatic washing machine.

First Floor Landing

Open Plan Living/Dining Kitchen

15'2 to 11'4 x 15'2 approx (4.62m to 3.45m x 4.62m approx)

This main open plan living area has a double glazed window to the front, charcoal grey units in the kitchen area which includes a 1½ bowl sink with a mixer tap and four ring hob set in a work surface with cupboards, drawers, oven and spaces for a fridge and freezer below, matching eye level wall cupboards, two radiators, extractor fan, laminate flooring, TV point, 16 power points and there is a door which provides access to the stairs that has a double glazed window with a fitted blind at the bottom of the stairs which leads to the second floor.

Second Floor

Bedroom 1

15'2 x 15'2 max approx (4.62m x 4.62m max approx)

The main bedroom has two double glazed windows with fitted blinds to the front, the balustrade continues from the stairs into the bedroom, radiator, TV point, carpeted flooring and 8 power points.

Bathroom

The main bedroom has an en-suite bathroom including a panelled bath with a mixer tap, tiling to three walls, pedestal wash hand basin with a mixer tap, tiled splashback and a mirror to the wall above, low flush w.c., radiator, tiled flooring and an extractor fan.

Outside

There is a parking space provided which has an EV charging point, there is a covered bin storage facility and the grassed areas around the property are maintained by the management company.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 73mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

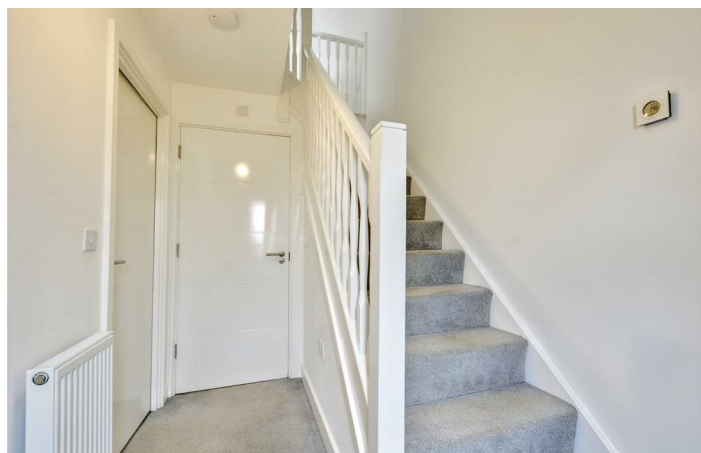
Other Material Issues – No

Directions

From Bilborough Road turn right at the main traffic lights into Strelley Road and opposite the Asda supermarket turn right into Denewood Crescent. Keep to this road and then turn left into Darlington Street and turn left into Newbold Street, follow the road and the property is on your left hand side.
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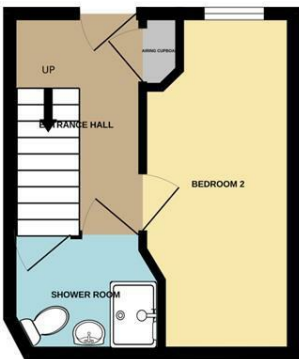
Agents Notes

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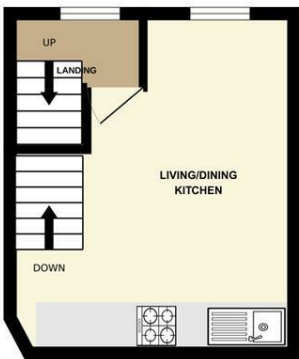




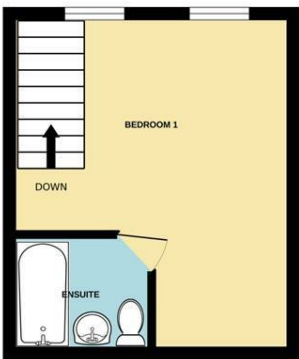
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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) A		97
(81-91) B	84	
(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.