



Wigman Road,
Bilborough, Nottingham
NG8 4AG

£240,000 Freehold



Situated in Bilborough, you are positioned within close proximity to a large variety of local amenities including shops, public houses, healthcare facilities, restaurants, schools, and transport links.

This well-presented property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises, An entrance hall, living room, dining room and kitchen to the ground floor. Then rising to the first floor are three well-proportioned bedrooms and bathroom.

Outside the property to the front is a lawned garden with a gravelled driveway . The rear garden is then primarily lawned.

The property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hall

UPVC double glazed door through to the entrance hall with laminate flooring and radiator.

Living Room

14'7" x 13'5" (4.47m x 4.11m)

Reception room, with laminate flooring, radiator, and UPVC double glazed bay window to the front aspect.

Dining Room

9'7" x 10'1" (2.94m x 3.08m)

Reception room, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Kitchen

9'6" x 9'6" (2.90m x 2.91m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. UPVC double glazed window to the rear aspect and UPVC double glazed door to the side passage.

First Floor Landing

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. UPVC double glazed window to the rear aspect and UPVC double glazed door to the side passage.

Bedroom One

11'0" x 10'2" (3.36m x 3.10m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two

12'9" x 9'11" (3.89m x 3.03m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

8'10" x 7'1" (2.71m x 2.18m)

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

Bathroom

A three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower and glass shower screen, fully tiled walls, heated towel rails and UPVC double glazed window to the rear aspect

Outside

To the front is a lawned garden with a gravelled driveway and paved footpath to the front door. The rear garden is then lawned.

Material Information:

Freehold

Property Construction: Concrete (non standard construction)

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

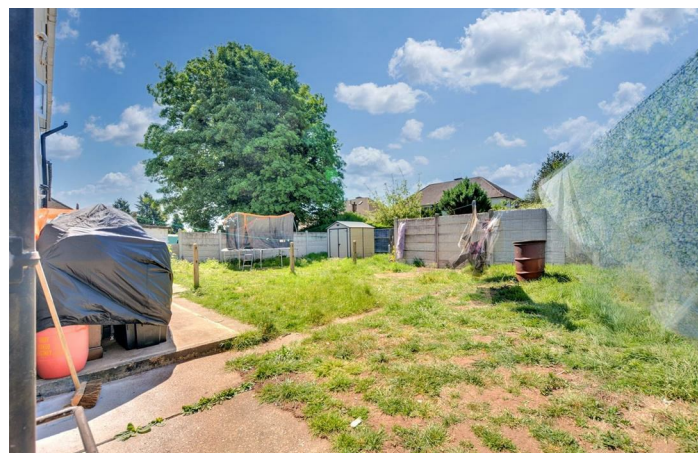
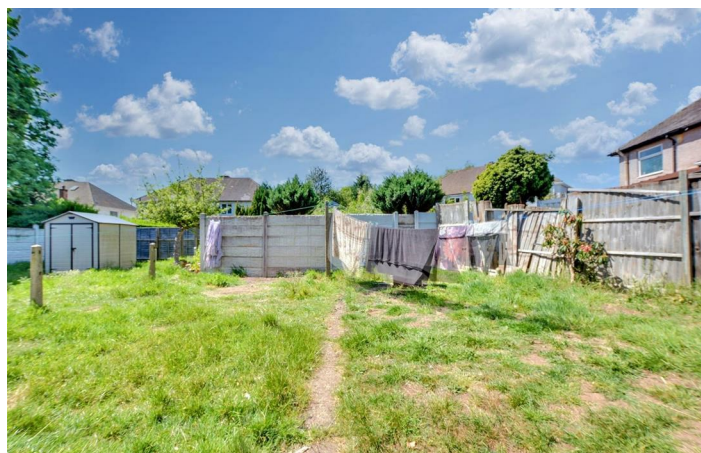
Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

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		
(81-91) B		
(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		
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