



Hillview Road,
Toton, Nottingham
NG9 6FX

O/I/R £265,000 Freehold



THIS IS A GREAT OPPORTUNITY IF YOU'RE LOOKING FOR A REFURBISHMENT PROJECT.

This detached property presents an exceptional opportunity for those seeking a home with character and potential. This house is a refurbishment opportunity, allowing you to put your personal touch on the space and create your dream home. With its period charm and modern potential, this property is not to be missed. Whether you are looking to invest or settle into a new family home, this residence on Hillview Road offers a fantastic canvas for your vision.

The accommodation to the ground floor comprises of an entrance hallway, lounge with walk in bay window, open plan kitchen living area, conservatory and wc. To the first floor there are three bedrooms, bathroom and separate wc.

The property sits on a good sized plot with ample parking for a number of vehicles to the front and access to the single garage. The rear garden is generous in size and provides great potential.

The property is within easy reach of the Tesco superstore on Swiney Way and all the other shopping facilities found in the nearby towns of Beeston and Long Eaton as well as Chilwell retail park. There are the excellent schools for all ages which are all within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks at the picturesque Attenborough Nature Reserve which is again a short distance away and there are excellent transport links which include the latest extension to the Nottingham tram found at Bardill's island, J25 of the M1, stations at Beeston, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

The property is offered for sale with no onward chain and viewings are highly recommended to appreciate the opportunity.



Open Porch

UPVC door with decorative glazed panel and fixed obscure decorative panels either side leading to:

Entrance Hallway

Obscure double glazed window to the side, wood effect laminate flooring, radiator, open plan to the kitchen diner and door to:

Living Room

12'1" x 11'2" plus walk-in bay window (3.69m x 3.42m plus walk-in bay window)

UPVC double glazed bay window to the front, continuation of the wood effect laminate flooring, coving and a radiator.

Kitchen Diner

13'5" x 14'11" max approx (4.11m x 4.55m max approx)

Wood effect laminate flooring, radiator, coving, vertical wall mounted radiator, UPVC and panel double glazed door to the side with obscure panel, UPVC double glazed windows to the side and rear, base units with wooden work surfaces over and an inset composite sink, tiled splashback, wall mounted Worcester Bosch boiler, door to the understairs pantry with shelving, obscure double glazed window, light and power. Timber door to:

Conservatory

10'5" x 25'3" approx (3.2m x 7.72m approx)

Brick built wall with UPVC double glazed windows and French doors to the rear, polycarbonate roof, radiator and door to:

w.c.

White low flush w.c., tiled floor and a light.

First Floor Landing

Obscure double glazed window to the side, loft access and doors to:

Bedroom 1

13'9" x 11'8" max approx (4.2m x 3.57m max approx)

UPVC double glazed window to the rear, picture rail and a radiator.

Bedroom 2

11'8" x 10'9" plus walk-in bay (3.56m x 3.29m plus walk-in bay)

UPVC double glazed bay window to the front, picture rail and a radiator.

Bedroom 3

6'5" x 7'4" approx (1.96m x 2.25m approx)

UPVC double glazed window, picture rail, storage cupboard with shelves and a radiator.

Bathroom

9'6" x 5'9" approx (2.9m x 1.76m approx)

Obscure UPVC double glazed window to the rear, two piece white suite comprising of a bath, pedestal wash hand basin, part tiled walls, radiator, tiled floor, airing/storage cupboard with shelves and housing the hot water tank and header tank.

Outside

To the front of the property there is a block paved drive providing off road parking, access to the garage. Brick wall to the boundary, pebbled to the side with mature trees, wooden gate to the rear.

The rear garden is of a good size.

Garage

9'0" x 17'2" approx (2.76m x 5.24m approx)

Two timber doors to the front, door to the rear garden, power and light.

Directions

Proceed out of Long Eaton along Nottingham Road and at the traffic lights by the Manor public house turn left into High Road which then becomes Stapleford Lane and Hill View Road can be found as a turning on the right hand side just after the bend.
8669AMMH

Council Tax

Broxtowe Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

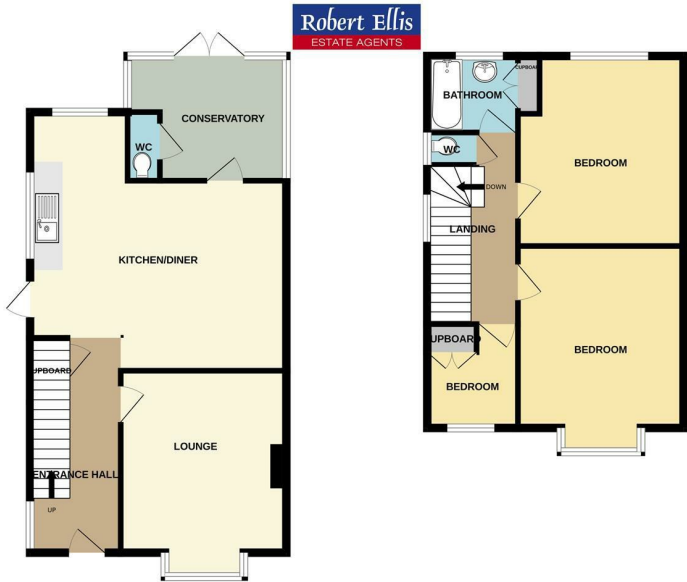
Any Legal Restrictions – No

Other Material Issues – No

Agents Notes

There are AI images on this property.





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		
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.