



Western Boulevard
Nottingham NG8 5FN

Spacious Three Bedroom Semi-Detached
Home on Generous Corner Plot

Offers Over £240,000 Freehold

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Situated on Western Boulevard, this attractive three bedroom semi-detached property occupies a generous corner plot and offers spacious and well-proportioned accommodation throughout. The home is complemented by a number of charming original features and enjoys a highly convenient location close to a wide range of local amenities. With excellent access to nearby shops, well-regarded schools, frequent transport links and straightforward access to the M1, the property is ideally suited to families, professionals and commuters alike.

Upon entering the property, you are welcomed into a bright bay-fronted lounge which provides a comfortable and inviting living space. This room flows naturally into a spacious dining area, creating an open plan lounge diner that is ideal for modern family life as well as entertaining guests. The layout allows for excellent natural light while retaining a sense of character and warmth thanks to the property's charming period features.

To the rear of the property, a conservatory extension provides valuable additional living space and offers a pleasant area to relax while enjoying views over the garden. The conservatory also creates a natural connection between the indoor living areas and the outdoor space.

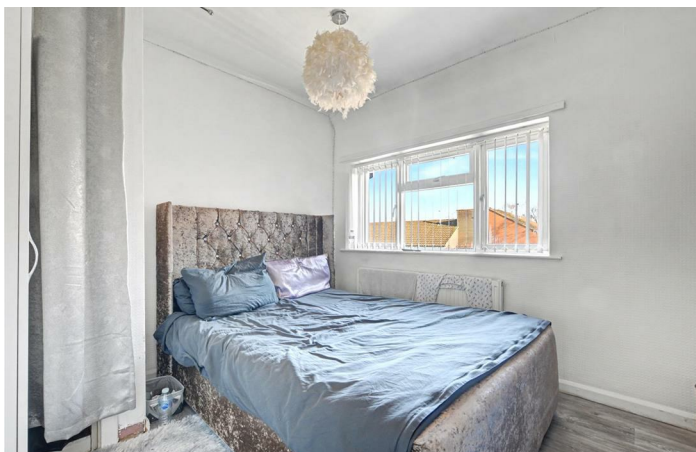
The separate kitchen offers practical preparation and storage space and provides direct access to the rear garden. The ground floor is further enhanced by a three-piece family bathroom fitted with a bath, wash basin and WC. Useful understairs storage is also available, adding further practicality for everyday living.

To the first floor, the property offers three well-proportioned double bedrooms, providing comfortable and flexible accommodation for a growing family, guests or those requiring home office space. Additional storage throughout the home further enhances its functionality.

Externally, the property benefits from occupying a particularly generous corner plot. The south-facing garden provides a pleasant outdoor environment that enjoys an abundance of natural sunlight throughout the day while remaining easy to maintain. The outdoor space is ideal for relaxing, gardening or entertaining without requiring extensive upkeep.

Further advantages include a recently installed boiler and a newly insulated roof, both of which contribute to improved comfort and efficiency within the home.

With motivated vendors and a fantastic location offering easy access to excellent amenities, schools and transport routes, this charming and spacious property represents a wonderful opportunity for buyers seeking a well-located family home with character, space and future potential. Early viewing is highly recommended.



Lounge/Diner

17'10" x 22'8" max pprox (5.45m x 6.93m max pprox)
Wood effect laminate flooring, double glazed bay window to the front, chimney breast, picture rail, fireplace with stone surround and electric fire, TV point, archway through to dining area with double glazed window to the rear and double radiator.

Kitchen

9'10" x 6'3" approx (3.02m x 1.91m approx)
Ceramic tiled floor and walls, wall and base units with work surfaces over, four ring gas burner and double oven, stainless steel sink, wall mounted boiler (1 year old), door to the garden, understairs storage.

Bathroom

Ceramic tiled floor, half tiled walls, panelled bath with shower over, wash hand basin and low flush w.c., two double glazed windows, radiator, ceiling spotlights.

First Floor Landing

Carpeted flooring and doors to:

Bedroom 1

12'9" x 11'5" approx (3.89m x 3.5m approx)
Carpeted flooring, double glazed window to the front, ceiling light and fan and a radiator.

Bedroom 2

9'8" x 9'8" approx (2.95m x 2.97m approx)
Wood effect laminate floor, double glazed window to the rear, coving and skirting, radiator, TV point, storage cupboard.

Bedroom 3

7'8" x 9'4" approx (2.36m x 2.86m approx)
Carpeted flooring, double glazed window to the front, ceiling light and fan, radiator.

Outside

Fencing to the boundaries, stone slabbed patio.

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 mbps Superfast mbps
Ultrafast mbps

Phone Signal –

Sewage – Mains supply

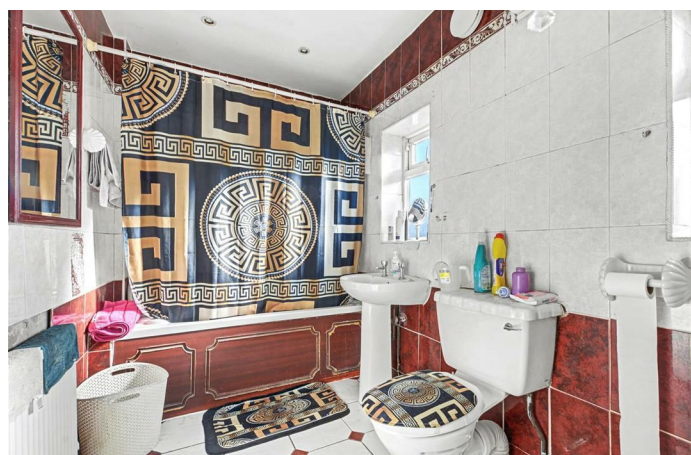
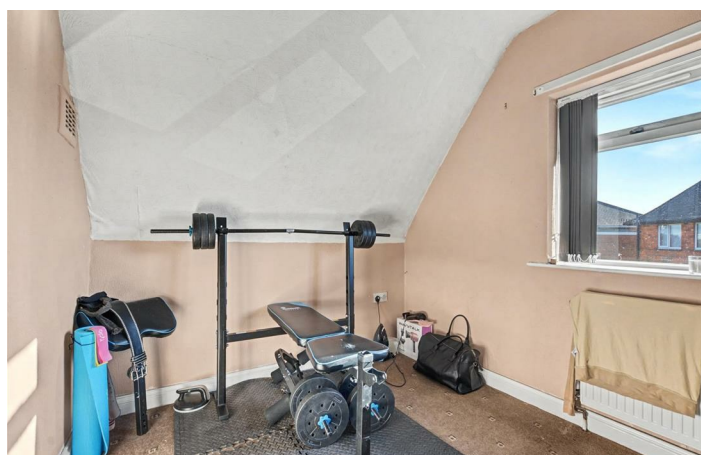
Flood Risk – No flooding in the past 5 years

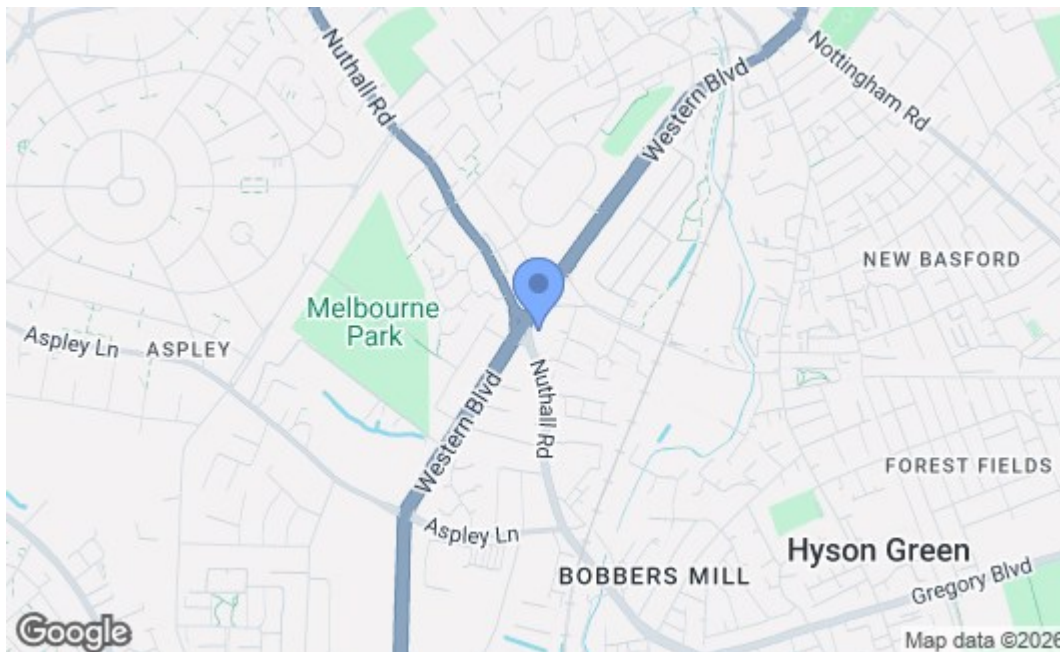
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		69	
(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 (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.