



Torvill Drive,  
Wollaton, Nottingham  
NG8 2BU

**£260,000 Freehold**



A deceptively spacious, three-bedroom, mid-terrace house with conservatory to the rear.

Offering a recently decorated, clean and tidy interior, this great property is offered to the market for the first time since its original purchase and is considered an ideal for an investor, first time buyer or family purchaser.

In brief the internal accommodation comprises: entrance porch, sitting room, dining room, conservatory and kitchen to the ground floor, rising to the first floor are three bedrooms and a bathroom.

Outside the property has established shrub borders to the front, a drive and garage and to the rear has an enclosed and mature garden.

Situated in a sought-after position within Wollaton, convenient for a range of local shops, excellent transports links and a short walk from Wollaton Hall and Deer Park, this property is offered to the market with the benefit of chain free possession.



### Entrance Porch

UPVC double glazed entrance door, UPVC double glazed window, tiled flooring and second wooden door to sitting room.

### Sitting Room

14'2" x 13'6" (4.34m x 4.13m )

UPVC double glazed window, radiator, stairs leading to the first floor landing, and fitted cupboard.

### Dining Room

10'5" x 7'1" (3.20m x 2.16m )

UPVC double glazed patio doors to conservatory and radiator.

### Kitchen

10'5" x 6'2" (3.19m x 1.88m )

Fitted with range of wall, base and drawer units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, plumbing for washing machine, gas cooker point, appliance space, inset ceiling spotlights, UPVC double glazed window.

### Conservatory

12'4" x 8'0" (3.77m x 2.45m )

UPVC double glazed windows and patio door and tiled flooring.

### First Floor Landing

With loft hatch and airing cupboard housing the gas boiler.

### Bedroom One

13'7" x 8'6" (4.15m x 2.60m )

UPVC double glazed window, radiator and mirror fronted fitted wardrobes.

### Bedroom Two

9'6" x 7'4" (2.92m x 2.24m )

UPVC double glazed window, radiator and mirror fronted wardrobe.

### Bedroom Three

7'10" x 6'7" (2.39m x 2.03m )

UPVC double glazed window, radiator and fitted cupboard.

### Bathroom

7'3" x 6'2" (2.23m x 1.88m )

Fitted with a low level WC, wash hand basin, bath with shower over, fully tiled walls, extractor fan and radiator.

### Outside

To the front the property has a path to the door, and established borders either side. The property also has the benefit of a drive with garage beyond. To the rear the property has an enclosed garden with a patio, gravelled border, shrubs, trees, shed and pedestrian access to the rear.

### Material Information:

Freehold

Property Construction: Brick

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

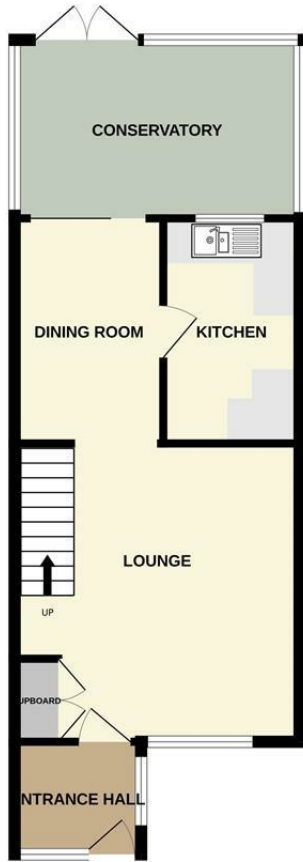
Has the Property Flooded?: No

### Disclaimer:

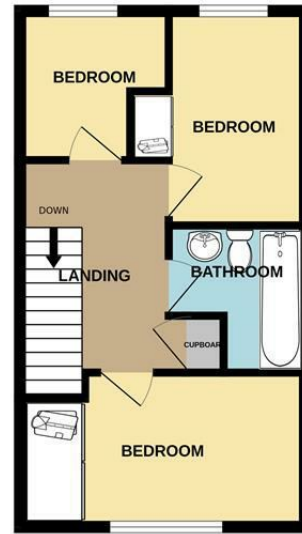
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

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			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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