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Sales & Lettings

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**NO  
CHAIN**

**65 BIRCHOVER ROAD  
WOLLATON  
NOTTINGHAMSHIRE  
NG8 4BU**



**OFFERS IN THE REGION OF £180,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Desirable Location
- Good Sized Garden
- Garage and Large Driveway
- Viewing Highly Recommended

## 65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMHSIRE

Need2View bring to market this spacious, three bedroom, semi detached property located on a quiet street in the sought after town of Wollaton in Nottinghamshire.

The property offers a spacious living room, dining room, conservatory and kitchen to the ground floor, whilst the first floor has three good sized bedrooms and the family bathroom. To the rear of the property there is a good sized, easy to maintain garden and to the front there is a garage and driveway providing off street parking.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light points.



### LOUNGE

13'3" x 10'2" A spacious family room with window to the front, radiator, power and ceiling light points.



**65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMHSIRE**

**KITCHEN/DINER**

**9'9" x 9'3"** Fitted with a range of wall and base units in a brown wood finish with coordinating work surfaces, fully tiled walls, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring gas hob, extractor fan, single drainer sink with mixer tap, window to the rear, radiator, power and ceiling light points.



**DINING ROOM**

**10'2" x 10'2"** With patio doors to the conservatory, access to the kitchen, radiator, power and ceiling light points.



**65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMHSIRE**

**CONSERVATORY**

**9'6" x 8'9"** Full glass conservatory with door to the rear garden.



**FIRST FLOOR LANDING**

With access tot all the bedrooms and the family bathroom, ceiling light point.

**BEDROOM ONE**

**14" x 8'4"** With window to the rear, fitted wardrobes, radiator, power and ceiling light point.



**65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMHSIRE**

**BEDROOM TWO**

**10'9" x 9'9"** With window to the front, radiator, power and ceiling light points.



**BEDROOM THREE**

**9" x 6'9"** With window to the front, radiator, power and ceiling light point.



**65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMHSIRE**

**BATHROOM**

Three piece suite comprising of a wash hand basin, W.C. and bath, fully tiled walls, opaque window, radiator and ceiling light point.



**OUTSIDE**

To the rear of the property there is a good sized garden with a patio area, sections laid to lawn and a variety of planted foliage, all enclosed with fences. To the front of the property there is a garage and driveway providing off street parking.



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**GARAGE**

Integrated garage with power and lighting.



**65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMHSIRE**

**EPC GRAPH**

**ADDITIONAL INFORMATION**

**Local Council** – Nottingham City Council

**Council Tax Band** – A

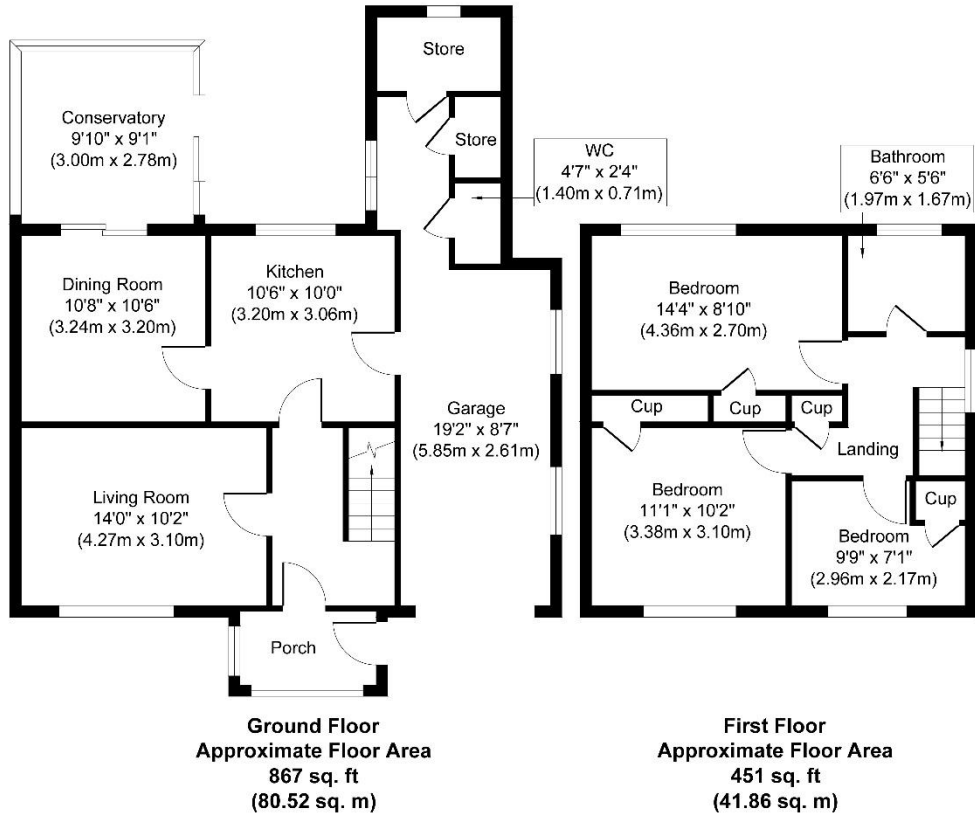
**Primary School** – Portland Primary and Nursery School

**Secondary School** – Fernwood Comprehensive School

**Stamp Duty on Asking Price:** £0 - £1,100 (Additional costs may apply if being purchased as a second property)

# 65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMHSIRE

## FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## **65 BIRCHOVER ROAD, WOLLATON, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.