



HOPKINS & DAINTY

ESTATE AGENTS



Princess Boulevard, Nottingham, NG8 6HE

£280,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this modern three storey, semi detached house. On the popular Woodhouse Park estate. Convenient for access to the A610/M1 and within walking distance of local countryside.

The quality internal accommodation comprises: entrance hall with a guest WC; bay fronted lounge, inner hall and a rear kitchen/diner with a comprehensive range of built in appliances and French doors opening onto the garden. On the first floor there are two double bedrooms and the main family bathroom. On the top floor there is a generous master bedroom with an En-Suite shower room.

The property has gas central heating and double glazing. Side driveway parking, a brick GARAGE and enclosed rear lawn garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With Amtico flooring, a radiator and doors leading off.

Guest WC



Two piece suite comprising WC and wash hand basin. With Amtico flooring, a radiator, spotlights and extractor vent.

Lounge 15'1" x 12'2" max. (4.60 x 3.72 max.)



Bay fronted lounge with two radiators, an under stairs storage cupboard, double glazed front window and door

to:

Inner Hall

Stairs rising to the first floor, a radiator and door to:

Kitchen/Diner 15'5" x 10'5" > 8'1" (4.71 x 3.19 > 2.48)



With double glazed French doors opening onto the garden. Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated dishwasher and fridge/freezer. Boiler cupboard housing the wall mounted gas boiler. Amtico flooring, a radiator and double glazed rear window.

First Floor Landing



Built in airing cupboard housing the hot water cylinder and doors leading off.

Bedroom 2 13'6" x 8'8" max. (4.13 x 2.65 max.)



Rear double bedroom with a radiator and double glazed window.

Bedroom 3 11'11" x 8'7" max. (3.65 x 2.64 max.)



Front double bedroom currently used as a home office. With a radiator and double glazed window.

Bathroom 8'2" x 6'5" (2.50 x 1.97)



Three piece suite comprising bath, wash hand basin and WC. With tiled splashbacks, a heated towel rail, Amtico

flooring, an extractor vent and double glazed rear window.

Front Landing



With a radiator, double glazed front window and stairs rising to the top floor.

Master Bedroom 18'11" x 11'2" (+stairs) (5.77 x 3.42 (+stairs))



Generous master bedroom with a range of fitted floor to ceiling wardrobes and bedside cabinets. Vaulted ceiling with access to the loft space and spotlights. A double glazed front dormer window and two rear roof lights. Two radiators and a door to:

En-Suite Shower Room 8'1" x 3'10" (2.48 x 1.17)



Three piece suite comprising shower, wash hand basin and WC. Amtico flooring, a heated towel rail, ceiling spotlights and extractor vent.

Front/Driveway

Side driveway parking for two cars. Access to the entrance door with an outside light and gated access to the rear garden.

Garage 16'10" x 8'8" max. (5.15 x 2.65 max.)

With an up and over door, electric light and power connected and roof storage space.

Rear Garden



Enclosed lawn garden with borders, outside lighting, fencing to the boundary and a patio seating area.

Service Charge

We understand that this property is subject to an annual service charge in the region of £254.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

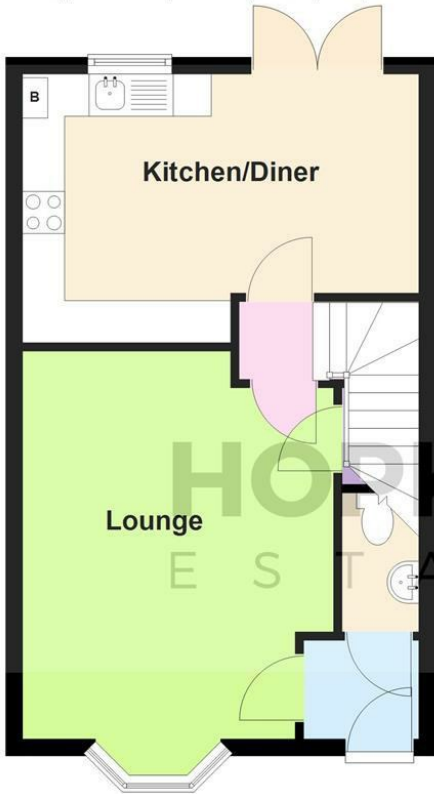
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

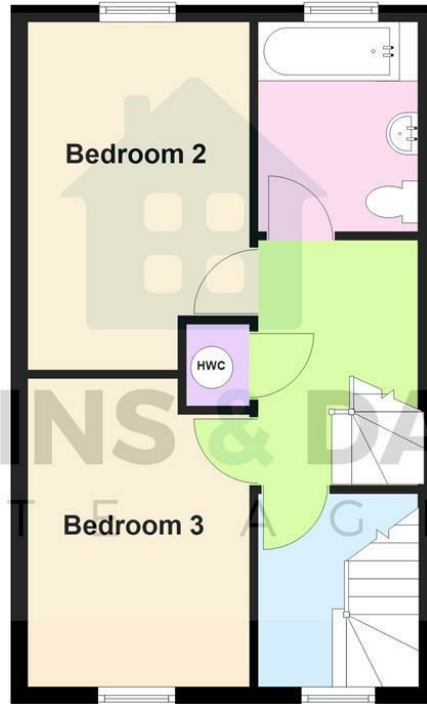
Ground Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Second Floor

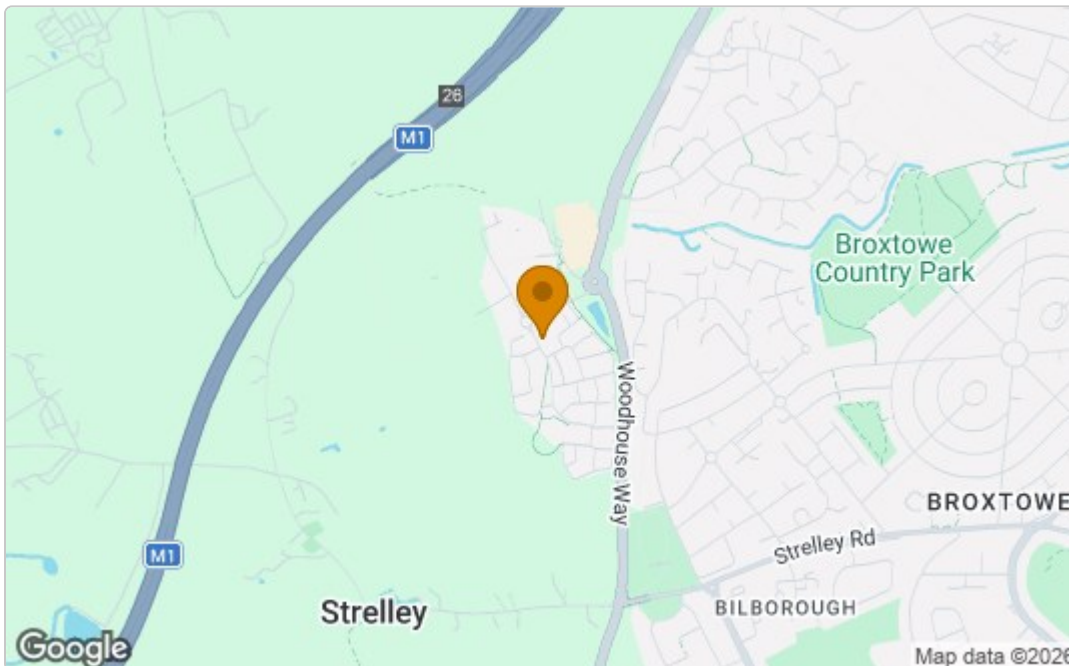
Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 101.7 sq. metres (1094.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.