



Hoe View Road, Cropwell Bishop
Nottingham, NG12 3DE



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£210,000

Offered to the market is this three bedroom, mid-terrace family home. Located within the popular village of Cropwell Bishop enjoying good road links, village amenities and desirable school catchments. Accommodation comprises: Entrance porch, entrance hall, living room, kitchen, utility room, three bedrooms, shower room, outside W.C. and having gardens to the front and back. EPC Rating - C. Council Tax Band - A. Freehold.

Entrance

Double glazed front door into Entrance Porch.

Entrance Porch

Wooden and glazed doors to the Utility Room and Entrance Hall and uPVC double glazed window.

Entrance Hall

Stairs rising to the first floor, uPVC double glazed window to the front elevation and door to the Living Room.



Living Room

12'0" x 17'11" (3.68 x 5.47)

A light and bright primary reception room with uPVC double glazed windows to the front and rear elevations, feature electric fireplace, television point and door to the Kitchen.

Kitchen

9'3" max x 13'3" max (2.82 max x 4.04 max)

Fitted with a contemporary range of base and wall mounted units with marble effect roll top work surface over, built-in eclectic fan assisted oven and grill with touch hob and extractor fan over, built-in dishwasher, space and plumbing for washing machine, walk-in pantry and good sized under stairs storage cupboard, inset sink and drainer, contemporary wood effect laminate flooring, uPVC double glazed window to the rear elevation and open through to the Utility Room.

Utility Room

6'7" x 9'6" (2.01 x 2.90)

Continuation of the contemporary wood effect laminate flooring, space for American style fridge freezer and uPVC double glazed door to Rear Hall.

Rear Hall

UPVC double glazed door to the Rear Garden.

Landing

A spacious landing with uPVC double glazed window to the rear elevation and doors to the first floor accommodation.

Bedroom One

12'5" max x 13'6" max (3.79 max x 4.12 max)

UPVC double glazed window to the front elevation.

Bedroom Two

12'0" x 12'2" (3.68 x 3.71)

UPVC double glazed window to the front elevation and built-in wardrobes

Bedroom Three

9'1" x 7'11" (2.77 x 2.42)

UPVC double glazed window to the rear elevation.

Shower Room

8'9" x 5'5" (2.69 x 1.67)

Fitted with a modern three piece suite comprising: Walk-in shower with glass screen and W.C. and wash basin set into a vanity storage unit, heated towel rail, tile effect flooring and uPVC double glazed window to the rear elevation.

Outside W.C.

A brick built outbuilding with W.C.

Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn and gravelled area with inset trees and there is a timber shed ideal for storage.

Front Garden

The Front Garden is laid to lawn with planted borders and pathway leading to the entrance.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be



guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



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		



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

