



3 Hoe View Road

Cropwell Bishop | NG12 3DE | Asking Price £199,000

**ROYSTON  
& LUND**

- Three Bedroom Mid Terrace Property
- Ample Storage Space
- Well Presented
- Excellent Transport Links
- Freehold - Council Tax Band - A
- Modern Fitted Kitchen
- Quiet Location
- Perfect For First Time Buyers Or A Growing Family
- EPC Rating - C





A well appointed three bedroom mid terrace property located in Cropwell Bishop. Cropwell Bishop has a well regarded primary school, award winning local pub, as well as having countryside walks and excellent transport links to the surrounding areas. This property would be a great fit for a growing family or for first time buyers.

Ground floor accomodation comprises an entrance hall that leads into the main reception room, inner lobby and staircase to the first floor. The living room showcases dual aspect windows to the front and rear flooding the room with natural light. Off from the living room is the kitchen which features high quality base and wall units housing integrated appliances such as an oven, hob and extractor fan along with a built in dishwasher and space for a washer dryer. The ground floor is completed with a rear porch granting access to the rear garden.

To the first floor there are three well proportioned bedrooms. The master bedroom and bedroom two are both doubles and bedroom three is a spacious single. All three bathrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is a garden area with pathway leading upto the front door and to the rear there is a spacious garden with a patio area to start off from the rear porch which leads onto lawn space and in turn showing a stoned area to the rear aspect. The rear garden is enclosed with fenced borders.



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

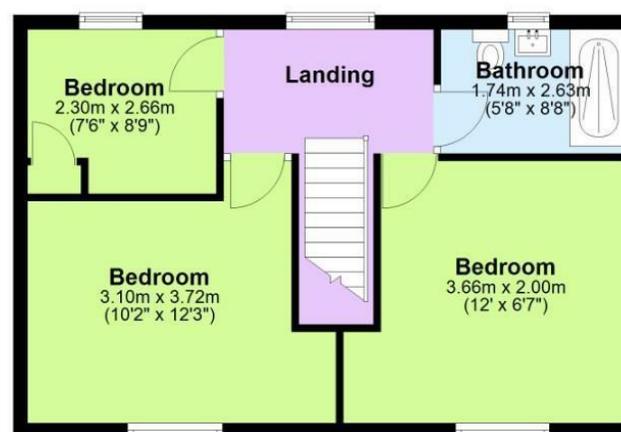
### Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



### First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 93.0 sq. metres (1000.5 sq. feet)

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.

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