



**Newbold Street, Bilborough, Nottingham, NG8 3DP**  
Offers In Region Of £190,000 Freehold

  
**MARTIN&CO**



## Newbold Street, Bilborough

2 Bedrooms, 2 Bathroom

Offers In Region Of £190,000

- Two Bedroom Mid Terrace
- Constructed in 2022
- Ideal FTB or Investment Opportunity
- Driveway & EV Charging Point
- Two Bathrooms
- Open Plan Living
- Nearly 7 Years NHBC Remaining

Being offered to the market with no onward chain this three storey, two bedroom property makes for an ideal first time purchase or investment opportunity. Constructed in 2022 the mid terrace still benefits from nearly 7 years of NHBC and affords a spacious interior with the ground floor offering a well proportioned double bedroom which could be utilised as a study or additional living room alongside a shower room. To the first floor there is an open plan living/dining/kitchen



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

and the master bedroom to the second floor also benefits from an en-suite bathroom. Externally, the property has a driveway providing off road parking and an EV charging point. Situated on this attractive development and affording easy access to the City Centre, M1 and local amenities, early viewing is strongly recommended.

**HALLWAY** 9' 1" x 6' 3" (2.77m x 1.91m) Accessed via an external door with fitted carpet, airing cupboard, wall mounted radiator, stairs rising to the first floor and ceiling light.

**BEDROOM TWO** 15' 2" x 8' 9" (4.62m x 2.67m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**SHOWER ROOM** 7' 6" x 5' 7" (2.29m x 1.7m) With a corner shower enclosure with a mains fed mixer bar shower with rise and twin heads, low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator, under stairs storage cupboard and ceiling

light.

**OPEN PLAN LIVING/DINING/KITCHEN** 15' 3" x 11' 5" (4.65m x 3.48m) With a fitted kitchen comprising of a range of high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, upstand, integrated electric oven, inset hob with extractor hood over and vinyl flooring. The living/dining area has wood effect laminate flooring, uPVC double glazed window to the front elevation, two wall mound radiators and two ceiling lights.

**HALL** 3' 1" x 2' 11" (0.94m x 0.89m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, stairs rising to the second floor and ceiling light.

**MASTER BEDROOM** 15' 2" x 11' 10" (4.62m x 3.61m) With fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator, loft hatch and two ceiling lights.

**EN-SUITE BATHROOM** 6' 6" x 5' 6" (1.98m x 1.68m) Comprising of a panelled bath with chrome mixer taps, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling and ceiling light.

**EXTERNAL** The property has a driveway to the front providing off road parking alongside shrubs and a bin store. There is also a private EV charging point.









## Martin & Co Beeston

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