



7 Kilverton Close
Wollaton, Nottingham, Nottinghamshire, NG8 1EF

£230,000

2 Bedroom Semi-Detached Bungalow

- Freehold
- 2 Bed Semi Detached Bungalow
- Off Road Parking for 2-3 Vehicles
- A Short Walk To Wollaton Hall & Deer Park
- Conveniently Located For Nottingham University & QMC
- No Upward Chain
- Enclosed Rear Gardens
- Living Room & Dining Room
- Kitchen With Pantry
- Requires Refurbishment
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 7 Kilverton Close, Wollaton, Nottingham, Nottinghamshire, NG8 1EF](#)



Overview

Situated in a quiet cul-de-sac within the popular Wollaton Park area, this two-bedroom semi-detached bungalow offers spacious and versatile accommodation, together with a good-sized garden and ample off-road parking. The property requires some updating and modernisation, providing an excellent opportunity for buyers to create a home to their own taste.

The accommodation briefly comprises an entrance porch leading into the hallway, a comfortable living room featuring a bay window and attractive fireplace with living flame gas fire, and a separate dining room with sliding patio doors opening onto the rear garden.

The kitchen overlooks the garden and benefits from a useful pantry, plumbing for a washing machine, space for a cooker and side access into the lean-to. The lean-to provides both front and rear access and includes a useful storage room housing the Glow-worm boiler, with additional access to the roof space.



There are two good-sized double bedrooms, with the front bedroom overlooking the front garden and the rear bedroom enjoying views over the garden. The central wet room is fitted with an electric shower, low-flush WC and wash hand basin.

Externally, the property benefits from a large driveway providing parking for two to three vehicles, together with a front lawn and established shrubs and bushes. The lean-to provides access to the enclosed rear garden, which features a lawn, garden shed and a range of mature shrubs and bushes.

An appealing property in a sought-after location, offering excellent potential for improvement and modernisation.

Situated in a popular residential area of Nottingham, the home is close to a range of local amenities, including shops, supermarkets, and transport links, as well as being close to Wollaton Park making it a convenient and appealing choice for a wide range of buyers

Buyers note : This property is classed as non standard construction- typical of the build in the area - contact the office for more information.

There is a tree preservation order on this property, and it is located in a conservation area.







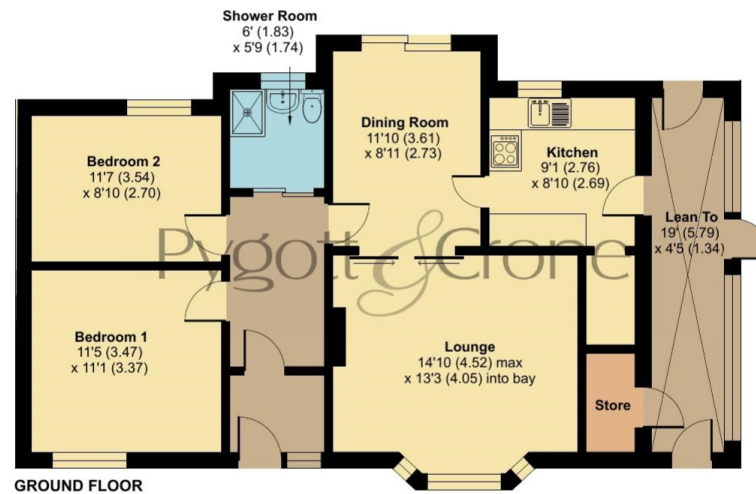
Kilverton Close, Nottingham, NG8

Approximate Area = 787 sq ft / 73.1 sq m (excludes lean to)

Outbuilding = 18 sq ft / 1.6 sq m

Total = 805 sq ft / 74.7 sq m

For identification only - Not to scale





Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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A promotional banner for Pygott & Crone. On the right, a woman with blonde hair is smiling and looking at a laptop. On the left, the Pygott & Crone logo is displayed next to a 'Platinum Trusted Service Award' badge from 2021 by feefo. Below the logo, the text 'Book your free, property valuation.' is written. Three icons with corresponding text are listed below: a laptop icon for '24/7 Customer Service', a hand holding a coin icon for '£0 Upfront Fees to Pay', and a house icon for 'On average, 98% of asking price achieved'.

A promotional graphic for the Pygott Plus+ mobile app. The background is red. At the top, the 'Pygott Plus+' logo is shown. Below it, the text 'YOUR PERSONAL PROPERTY JOURNEY' is displayed. A list of features is shown with plus signs: 'Register your buyer's criteria', 'Access online viewings', 'Access property documents', 'Available 24/7 wherever you are', and 'Easy to activate, easy to use'. On the right, a smartphone displays the app's login screen, which includes the Pygott Plus+ logo, a large plus sign, and input fields for 'Email address' and 'Password', followed by a 'Login' button.



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7 Kilverton Close, Wollaton
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

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