



## 88 HOE VIEW ROAD NOTTINGHAM

£1,000 PCM

A spacious corner plot 3 bedroom semi-detached house finished in a modern neutral style situated within a sought after village. The property benefits from a large front turfed garden and off road parking for two cars.



- Large corner plot • Off road parking for two cars • Low maintenance enclosed rear courtyard • Modern kitchen and bathroom

### Kitchen

Fitted with white gloss wall and base units, an wood-effect worktop and matching wood-effect laminate flooring. The kitchen includes an electric hob, oven, extractor fan and sink, with a roller blind fitted to the window. French doors lead out to the courtyard garden.

### Lounge

A bright and airy reception room featuring grey carpet, grey walls, a characterful brick fireplace with a wooden feature beam, and brown Roman blinds. There is a large window to the front and a further window to the rear, allowing plenty of natural light.

### Master Bedroom

A spacious double bedroom finished with grey carpet, grey walls and brown roman blind.

### Bathroom

Comprising a bath with mixer shower over, pedestal sink and WC. Finished with white metro wall tiles, a wall-hung storage cupboard and a cream roller blind.

### Bedroom 2

A well-proportioned second double bedroom, finished in a modern neutral style with grey carpet, grey walls and a brown roman blind. The room offers good floor space for a double bed and additional bedroom furniture, making it an ideal guest room, children's bedroom or home office.

### Bedroom 3

A bright single bedroom presented with grey carpet, grey walls and a venetian blind.

### Exterior

To the front, the property benefits from a double sized pebble driveway, a lawned area, and a paved path leading to the front door and rear gate. To the rear, there is a courtyard garden with grey paving slabs and access to a wooden shed.

### Location

Situated in the popular village of Cropwell Bishop, this property is within easy reach of a range of local amenities including a Co-op with Post Office, primary school, GP surgery, village hall and local pubs. The area is also well served by public transport, with regular bus links to Cotgrave, Gamston, West Bridgford and Nottingham. Nearby rail stations at Radcliffe-on-Trent and Bingham provide convenient wider commuter connections.

### Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Rushcliffe Borough Council

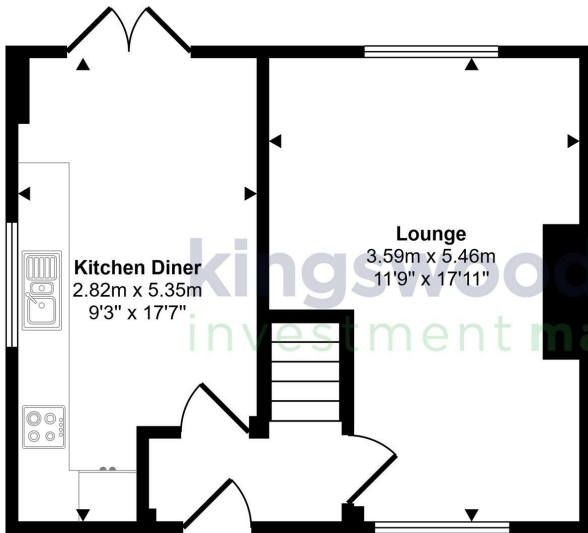
Any planning permission in the area: see [rushcliffe.gov.uk/planning-growth/planning/](http://rushcliffe.gov.uk/planning-growth/planning/)



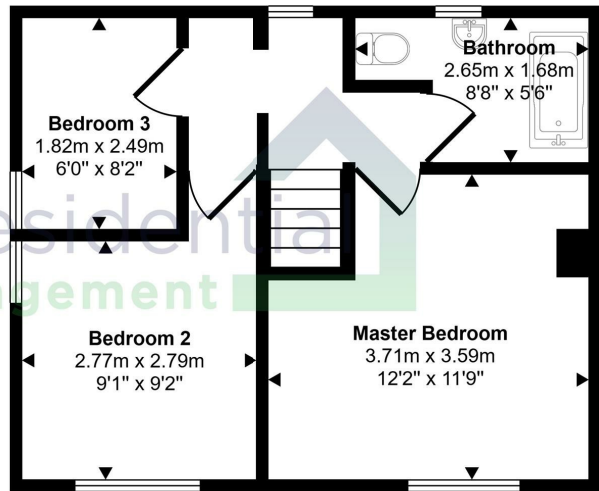
- Walking distance to Village amenities
- Gas central heating and double glazed windows
- Council tax band = A



Approx Gross Internal Area  
71 sq m / 769 sq ft



Ground Floor  
Approx 36 sq m / 383 sq ft



First Floor  
Approx 36 sq m / 386 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC Rating: D    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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