

HoldenCopley

PREPARE TO BE MOVED

Harmston Rise, Basford, Nottinghamshire NG5 1NP

Guide Price £160,000 - £170,000

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GREAT FAMILY HOME...

This three bedroom semi-detached house would make the ideal purchase for any first time or family buyers alike as it offers spacious accommodation whilst being presented to a high standard throughout. The property also benefits from a range of fitted storage space. Situated in a convenient location with easy access to local amenities such as shops, eateries, Nottingham City Hospital and excellent transport links into the City Centre. To the ground floor is an entrance hall, a spacious living room, a fitted kitchen/diner and to the first floor are three good sized bedrooms serviced by a high end three piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear is a private enclosed garden with a large shed.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- High End Three Piece Bathroom Suite
- Well Presented Throughout
- Ample Fitted Storage Space
- Off Road Parking
- Low Maintenance Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'1" x 2'7" (3.4 x 0.8)
The entrance hall has carpeted flooring and a UPVC double glazed door providing access into the accommodation

Living Room

13'1" x 14'1" (4.0 x 4.3)
The living room has carpeted flooring, a wall mounted radiator, coving to the ceiling, a gas fire, a TV point with all cables hidden within the wall, floating shelving, and a UPVC double glazed bay window to the front elevation

Kitchen

8'6" x 14'1" (2.6 x 4.3)
The kitchen has floor to ceiling tiles, underfloor heating, a range of fitted wall and base units with rolled edge worktops, a stainless steel circular sink with mixer taps and a drainer, an oven, a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, space for a dishwasher, space for a dining table, recessed spotlights, a built-in storage cupboard, two UPVC double glazed doors and a single door to the rear garden

FIRST FLOOR

Landing

2'7" x 3'11" (0.8 x 1.2)
The landing has carpeted flooring, a vertical radiator, a UPVC double glazed window to the side elevation, provides access to the first floor accommodation and a boarded loft with lighting

Master Bedroom

10'5" x 9'6" (3.2 x 2.9)
The main bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Two

8'10" x 10'2" (2.7 x 3.1)
The second bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the rear elevation

Bathroom

6'2" x 6'6" (1.9 x 2.0)
The bathroom has floor to ceiling tiles, a vertical Anthracite radiator, a low level flush W/C, a pedestal wash basin, an 'L' shaped bath with a wall mounted rainfall shower, recessed wall niches with mosaic tiles, recessed spotlights and a UPVC double glazed window to the front elevation

Bedroom Three

5'10" x 6'10" (1.8 x 2.1)
The third bedroom has carpeted flooring, a wall mounted radiator, fitted sliding wardrobes, recessed spotlights and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawn, a range of plants and shrubs, courtesy lighting and a large driveway providing ample off road parking

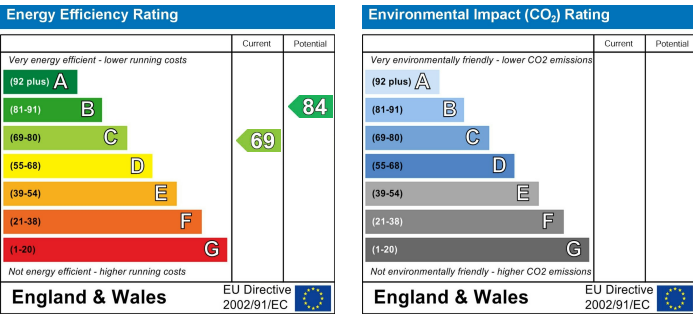
Rear

To the rear of the property is a low maintenance private garden with a block paved patio, Victorian style lamp post and wall mounted lighting, a range of plants and shrubs, access to an outdoor storage room housing the boiler, a large shed and provides gated access

DISCLAIMER

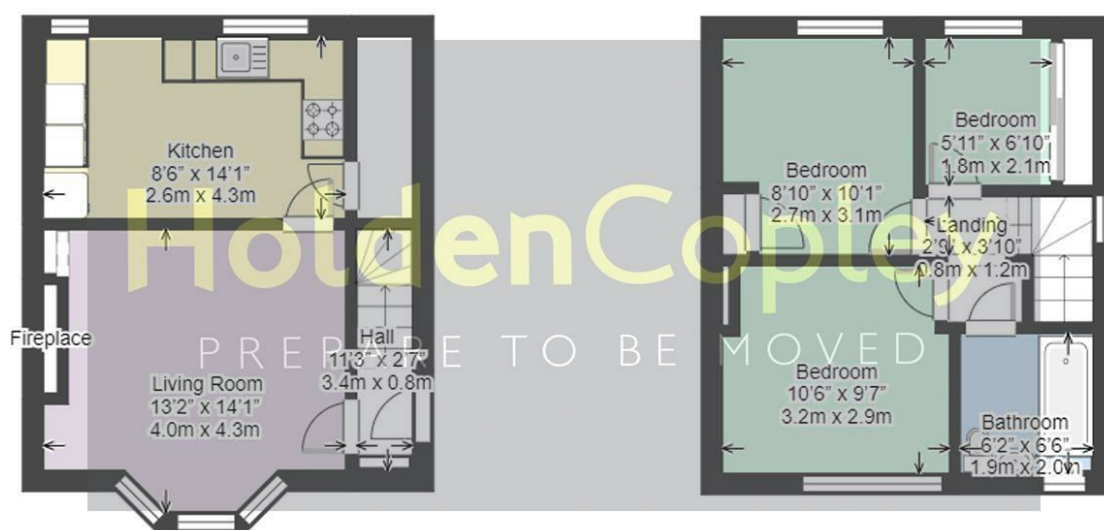
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Approx. Gross Internal Area of the Ground floor:
334.54 Sq Ft - 31.08 Sq M
Approx. Gross Internal Area of the Entire Property:
648.1 Sq Ft - 60.21 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
313.55 Sq Ft - 29.13 Sq M
Approx. Gross Internal Area of the Entire Property:
648.1 Sq Ft - 60.21 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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