

HoldenCopley

PREPARE TO BE MOVED

Brisbane Drive, Top Valley, Nottinghamshire NG5 9LF

Guide Price £170,000 - £180,000

Brisbane Drive, Top Valley, Nottinghamshire NG5 9LF



GUIDE PRICE: £170,000 - £180,000

PERFECT FIRST TIME BUY...

This three bedroom semi detached house is not only well presented but offers plenty of space to be the perfect home for any first time buyer of growing family. This property is situated in a quiet, residential location within close proximity to various supermarkets, shops, local amenities and schools. To the ground floor is an entrance porch, a spacious living room and a modern kitchen diner featuring a range of high end integrated appliances. The first floor carries three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is a driveway with gated access to the garage providing ample off road parking for multiple vehicles along with a private enclosed garden.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen Diner With Neff Appliances
- Three Piece Bathroom Suite
- Close To Local Amenities
- Driveway & Garage
- Private Enclosed Garden
- Boarded Loft With Drop Down Ladder
- Must Be Viewed





GROUND FLOOR

Porch

The porch has a UPVC double glazed window to the side elevation, carpeted flooring and provides access into the accommodation

Living Room

15'9" x 14'0" (4.81 x 4.28)

The living room has a UPVC double glazed bay window to the front elevation, carpeted flooring, wall light fixtures, a TV point, a radiator, coving to the ceiling and a recessed chimney breast alcove with a brick feature wall

Kitchen/Diner

15'9" x 11'10" (4.81 x 3.63)

The kitchen has a range of base and wall units with worktops and under cabinet lighting, a sink with mixer taps and drainer, a waste disposer, an integrated Neff oven with an Neff electric hob, an extractor Neff fan and a stainless steel splash back, an integrated Neff fridge freezer, an integrated Neff dishwasher, a radiator, recessed spotlights, UPVC double glazed windows to the rear elevation and double french doors to the garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, an in-built cupboard, coving to the ceiling, access to the first floor accommodation and access to the fully boarded loft which houses the Worcester combi-boiler via a drop down ladder

Master Bedroom

8'11" x 14'0" (2.74 x 4.28)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator and carpeted flooring

Bedroom Two

9'0" x 11'10" (2.75 x 3.63)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling and carpeted flooring

Bedroom Three

6'5" x 11'0" (1.97 x 3.36)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, an in-built cupboard and carpeted flooring

Bathroom

6'5" x 5'11" (1.97 x 1.82)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead mains shower and a

handheld shower, wood effect flooring, fully tiled walls, a chrome heated towel rail and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a palisade garden with power points and a driveway with gated access to the garage and rear garden

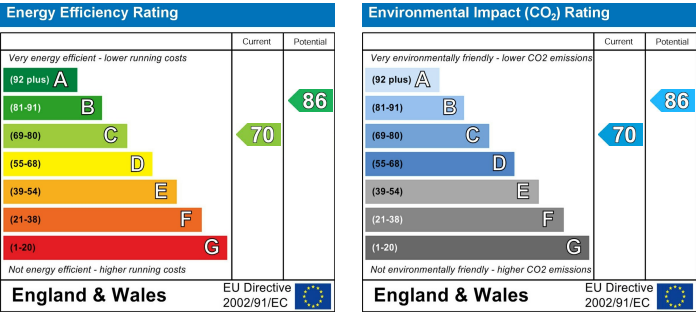
Rear

To the rear of the property is a private enclosed garden with a paved area, a lawn, a range of decorative plants and shrubs, hard-standing for a shed, access into the garage, power points, courtesy lighting and fence panelling

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



Brisbane Drive, Top Valley, Nottinghamshire NG5 9LF



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.