

HoldenCopley

PREPARE TO BE MOVED

Chadwick Road, Bobbersmill, Nottinghamshire NG7 5NP

Guide Price £170,000 - £180,000

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GUIDE PRICE: £170,000 - £180,000

LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated in a convenient location within reach of various local amenities, excellent transport links and easy access into Nottingham City Centre together with the Universities and QMC. This property offers an abundance of space throughout making it the perfect buy for any growing family. To the ground floor is a porch and an entrance hall, an open plan living and dining room, a conservatory and a breakfast kitchen with access to a cellar. The first floor offers two double bedrooms with fitted wardrobes, a single bedroom and a modern bathroom. Outside there are well maintained gardens to the front and rear of the property along with a shed and a greenhouse.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Living & Dining Room
- Breakfast Kitchen
- Conservatory
- Cellar
- Modern Bathroom
- Well Maintained Rear Garden
- Close To Local Amenities
- Security Alarm & CCTV





GROUND FLOOR

Porch

The porch has UPVC double glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation

Entrance Hall

The entrance hall has carpeted flooring, a radiator and obscure windows to the front elevation

Kitchen

16'0" x 7'6" (4.9 x 2.3)

The kitchen has a range of fitted base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine / dishwasher, space for a fridge freezer, a radiator, tiled flooring, tiled splashback, ceiling strip lights, a UPVC double glazed window to the rear elevation and access to the cellar

Dining Room

11'1" x 11'1" (3.4 x 3.4)

The dining room has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and open access into the living room

Living Room

13'9" x 11'5" (4.2 x 3.5)

The living room has carpeted flooring, a TV point, a feature fireplace with a gas fire and a decorative surround, a radiator and a sliding patio door to the conservatory

Conservatory

9'6" x 9'2" (2.9 x 2.8)

The conservatory has tiled flooring, a polycarbonate roof, wall light fixtures, UPVC double glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation, access to the loft and provides access to the first floor accommodation

Master Bedroom

10'9" x 12'9" (3.3 x 3.9)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes with storage cupboards

Bedroom Two

10'9" x 11'5" (3.3 x 3.5)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes with storage cupboards

Bedroom Three

7'10" x 8'10" (2.4 x 2.7)

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

Bathroom

6'2" x 7'10" (1.9 x 2.4)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a panelled bath with an overhead electric shower fixture and a glass shower screen, a chrome heated towel rail, floor to ceiling tiles and two UPVC double glazed obscure windows to the side and rear elevation

OUTSIDE

Front

To the front of the property is a walled garden with a range of decorative plants and gated access

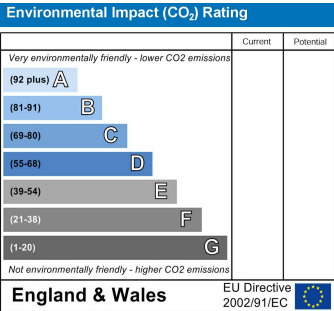
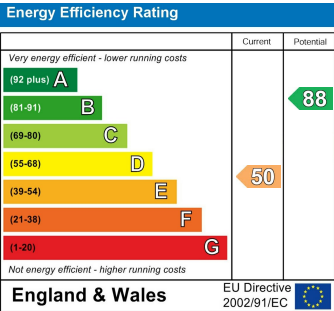
Rear

To the rear of the property is a private enclosed low maintenance garden with patio, a range of plants and shrubs, a green house, a shed, a small lawned area, security lighting, an outdoor tap, rockery, raised flower beds and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:

579.42 Sq Ft - 53.83 Sq M

Approx. Gross Internal Area of the Entire Property:

1028.06 Sq Ft - 95.51 Sq M

Approx. Gross Internal Area of the 1st floor:

448.64 Sq Ft - 41.68 Sq M

Approx. Gross Internal Area of the Entire Property:

1028.06 Sq Ft - 95.51 Sq M

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

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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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