

HoldenCopley

PREPARE TO BE MOVED

Hall Close, Nottingham, Nottinghamshire NG5 1RQ

Guide Price £210,000

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GUIDE PRICE £210,000 - £220,000

WELL-PRESENTED THROUGHOUT

This modern two-bedroom semi-detached home is beautifully presented and offers spacious accommodation throughout, making it an excellent choice for a variety of buyers—but is especially ideal for first-time purchasers looking for a home they can move straight into without lifting a finger. Built in 2021, the property boasts a stylish and contemporary interior with high-quality finishes and a light, airy feel throughout. To the ground floor, you're welcomed into an inviting entrance hall which leads through to a generous living room featuring double French doors that open out onto the rear garden—creating the perfect space for relaxing or entertaining. The living area flows seamlessly into a sleek, modern kitchen complete with integrated appliances, while a useful ground floor W/C combined with a utility area adds extra practicality. The first floor hosts two well-proportioned double bedrooms, both enjoying plenty of natural light and serviced by a modern three-piece bathroom suite. Outside, the property benefits from a driveway to the front offering off-street parking, along with gated side access leading to a larger-than-average, enclosed rear garden. This outdoor space includes a well-maintained lawn, a paved patio seating area, and fenced boundaries—ideal for children, pets, or summer socialising. Located in a popular and well-regarded residential area, the property enjoys close proximity to a wide range of local shops, amenities, schools, and convenient transport links providing easy access into Nottingham City Centre.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Open Plan Living Room
- Modern Fitted Kitchen
- Ground Floor W/C / Utility Room
- Three Piece Bathroom Suite
- Good-Sized Rear Garden
- Driveway
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

10’6" x 7’1" (3.21m x 2.16m)

The entrance hall has carpeted flooring, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

Living Room

13’1" x 14’7" (4.00m x 4.47m)

The living room has carpeted flooring, a radiator, two uPVC double-glazed windows to the rear elevation, and double French doors opening out onto the rear garden.

Kitchen

16’2" x 7’2" (4.93m x 2.19m)

The kitchen has a range of handleless fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, a gas hob with a stainless steel splashback and extractor fan, an integrated oven, an integrated fridge freezer, an integrated dishwasher, an integrated washing machine, a radiator, laminate flooring, recessed spotlights, and a uPVC double-glazed window to the front elevation.

W/C

5’10" x 7’1" (1.78m x 2.16m)

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a wall-mounted Worcester Bosch boiler, an extractor fan, space and plumbing for a washing machine, laminate flooring, and recessed spotlights.

FIRST FLOOR

Landing

7’8" x 8’1" (2.36m x 2.47m)

The landing has carpeted flooring, a radiator, access via a pull-down ladder to the boarded loft with lighting, a uPVC double-glazed window to the side elevation, and provides access to the first-floor accommodation.

Master Bedroom

14’7" x 10’2" (4.47m x 3.11m)

The main bedroom has carpeted flooring, a radiator, and two uPVC double-glazed windows to the rear elevation.

Bedroom Two

14’7" x 10’2" (4.46m x 3.11m)

The second bedroom has carpeted flooring, a radiator, an in-built cupboard, and two uPVC double-glazed windows to the front elevation.

Bathroom

8’0" x 6’6" (2.46m x 1.99m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a mains-fed shower and handheld shower head, a shower screen, a radiator, an electric shaving point, an extractor fan, laminate flooring, partially tiled walls, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, courtesy lighting, railing boundaries, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, a well-maintained lawn, a garden shed, and a mixture of brick wall and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G/5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

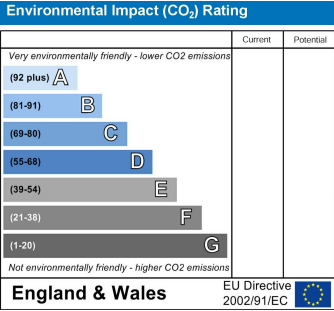
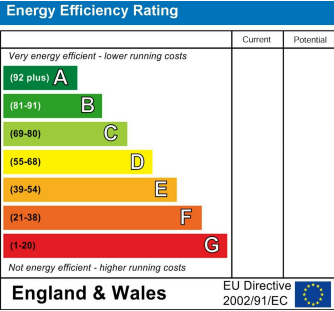
The vendor has advised the following:

Property Tenure is Freehold

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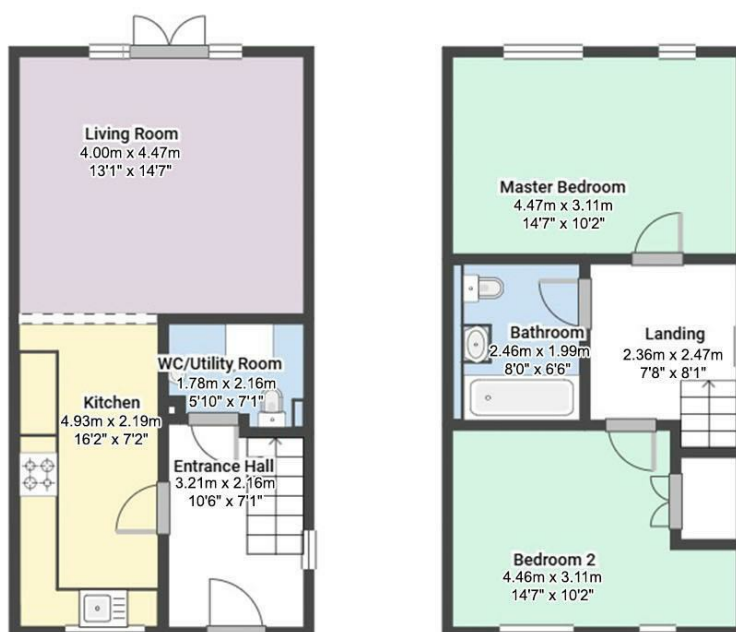
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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