

# HoldenCopley

PREPARE TO BE MOVED

Hazel Hill Crescent, Nottingham, Nottinghamshire NG5 5NH

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Guide Price £200,000 - £220,000



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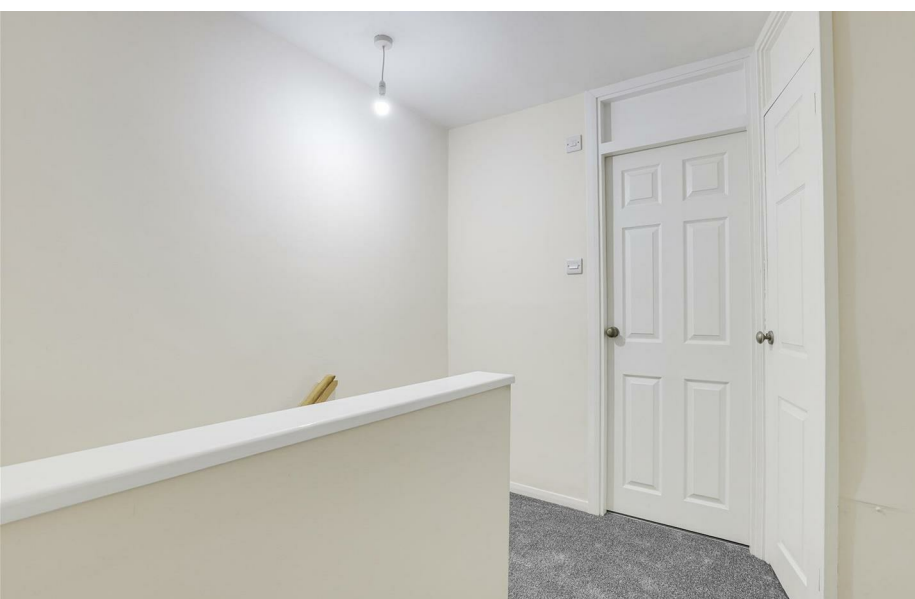
NO UPWARD CHAIN...

A beautifully refurbished end-terraced home, ideally situated in a popular residential location with excellent access to a range of local amenities, including shops, schools, and transport links. This property offers a perfect combination of modern living and practical family space and a newly fitted Worcester Bosch Combi boiler with Hive thermostat. To the front, the house boasts a well-maintained lawn, a gated pathway leading to the rear garden, and a fence-panelled boundary, providing both privacy and curb appeal. Stepping inside, the entrance hall leads into a spacious living room featuring a charming feature fireplace, creating a warm and welcoming atmosphere. The modern fitted kitchen is designed for both style and functionality and flows seamlessly into the utility room, which provides direct access to the rear garden. On the first floor, there are three well-proportioned bedrooms and a contemporary three-piece bathroom suite, offering comfortable accommodation for family living. The rear garden is fully enclosed, offering a private outdoor space perfect for relaxing or entertaining. It features a patio area leading to a lawn via a small set of steps, a shed, and established shrubs and bushes, all bordered by fence panels to ensure privacy and security. This property represents an excellent opportunity to acquire a ready-to-move-in home in a sought-after location.

MUST BE VIEWED







- End Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen & Utility Room
- Three-Piece Shower Room
- Enclosed Rear Garden
- Re-furbished Throughout
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5\*10" max x 4\*1" (1.80m max x 1.25m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

14\*8" max x 13\*10" (4.48m max x 4.23m)

The living room has a UPVC double glazed window to the front elevation with fitted blinds, a feature fireplace, a TV point, and carpeted flooring.

Kitchen

12\*5" x 9\*6" (3.80m x 2.92m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a fridge freezer, a radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation wit fitted blinds, and access into the utility room.

Utility Room

9\*6" x 5\*1" (2.92m x 1.55m)

The utility room has fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, an in-built cupboard, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a door opening out to the rear garden.

FIRST FLOOR

Landing

7\*10" max x 7\*6" (2.39m max x 2.31m)

The landing has carpeted flooring, an in-built cupboard, access into the spacious loft with boarding and lighting, and access to the first floor accommodation.

Bedroom One

12\*7" x 7\*10" (3.85m x 2.40m)

The first bedroom has a UPVC double glazed window to the front elevation with fitted blinds, a radiator, fitted wardrobes with a dressing table, and carpeted flooring.

Bedroom Two

10\*7" max x 10\*0" (3.24m max x 3.05m)

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

Bedroom Three

9\*6" max x 7\*3" (2.90m max x 2.21m)

The third bedroom has a UPVC double glazed window to the side elevation with fitted blinds, a radiator, an in-built cupboard, and carpeted flooring.

Shower Room

7\*10" x 5\*4" (2.40m x 1.64m)

The shower room has a UPVC double glazed obscure window to the side elevation with fitted blinds, a concealed dual flush W/C, a counter-top wash basin, a double shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, gated access to the rear garden, and a fence panelled boundary.

Rear

To the rear of the property is an enclosed garden with a patio area, steps up to a lawn, a log cabin style shed with lighting and electrics , established planted shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

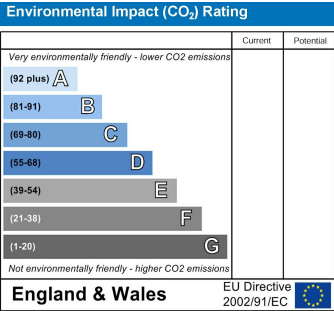
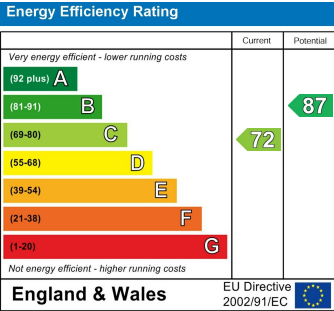
The vendor has advised the following:

Property Tenure is Freehold

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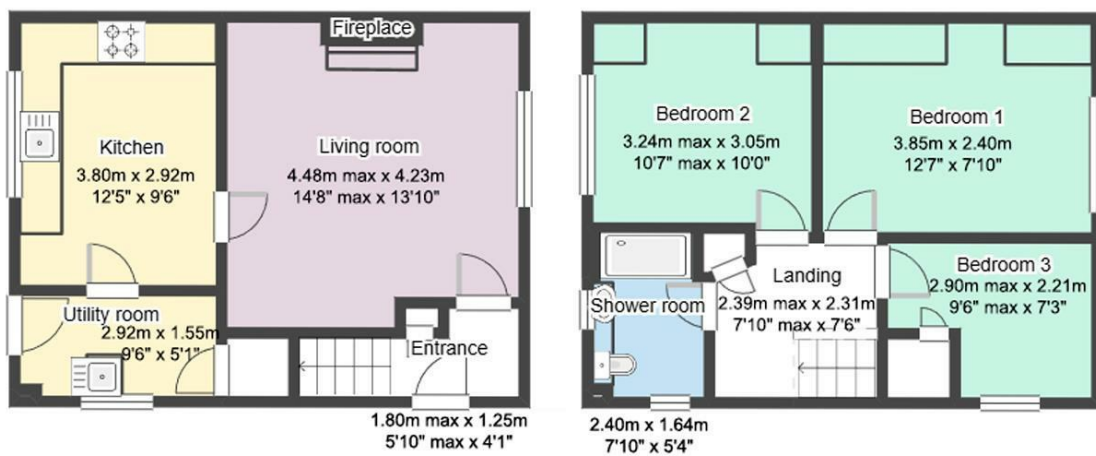
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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