

# HoldenCopley

PREPARE TO BE MOVED

Harmston Rise, Basford, Nottinghamshire NG5 1NS

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£230,000

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## WELL-PRESENTED THROUGHOUT...

This exceptionally well-presented three-bedroom semi-detached house is the perfect starter or family home, offering a comfortable and stylish living space. Located in a popular area, the property benefits from being close to local amenities, excellent transport links, and great schools, with easy access to the City Centre. The ground floor features a welcoming entrance hall, two spacious reception rooms ideal for both relaxation and entertaining, and a modern kitchen equipped with contemporary units. Upstairs, there are three good-sized bedrooms, all serviced by a sleek bathroom suite. Outside, the property boasts a driveway providing ample off-road parking at the front, while to the rear, there is a generous-sized garden complete with an Indian sandstone patio area, perfect for outdoor dining and relaxation, and a well-maintained lawn ideal for children to play or for gardening enthusiasts.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Ample Storage Space
- Well-Maintained Garden
- Ample Off-Road Parking
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, recessed spotlights, a wall-mounted security alarm panel, and a composite door providing access into the accommodation.

### Living Room

14'9" x 11'8" (4.52m x 3.56m)

The living room has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, a TV point, a Louis-style feature fireplace, a radiator, and recessed spotlights.

### Dining Room

10'4" x 10'4" (3.16m x 3.16m)

The dining room has a UPVC double-glazed window to the front elevation, a honeycomb window to the side elevation, carpeted flooring, recessed spotlights, a wall-mounted Worcester boiler, and a radiator.

### Kitchen

11'3" x 8'7" (3.43m x 2.63m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, tiled splashback, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built cupboard, recessed spotlights, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

14'8" x 10'4" (4.49m x 3.16m)

The first bedroom has a UPVC double-glazed window to the front and side elevations, carpeted flooring, a radiator, recessed spotlights, and an in-built cupboard.

### Bedroom Two

11'7" x 8'9" (3.55m x 2.68m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, and a radiator.

### Bedroom Three

8'9" x 8'4" (2.69m x 2.56m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, and a radiator.

### Bathroom

8'5" x 5'7" (2.59m x 1.72m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, partially tiled walls, vinyl flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with Indian sandstone patio area, a lawn, an additional patio area, a shed, an outdoor tap, courtesy lighting, mature trees, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G network

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - High risk for surface water & rivers / sea

Non-Standard Construction – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

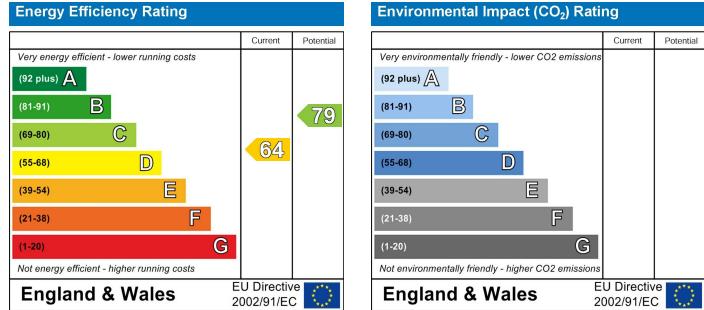
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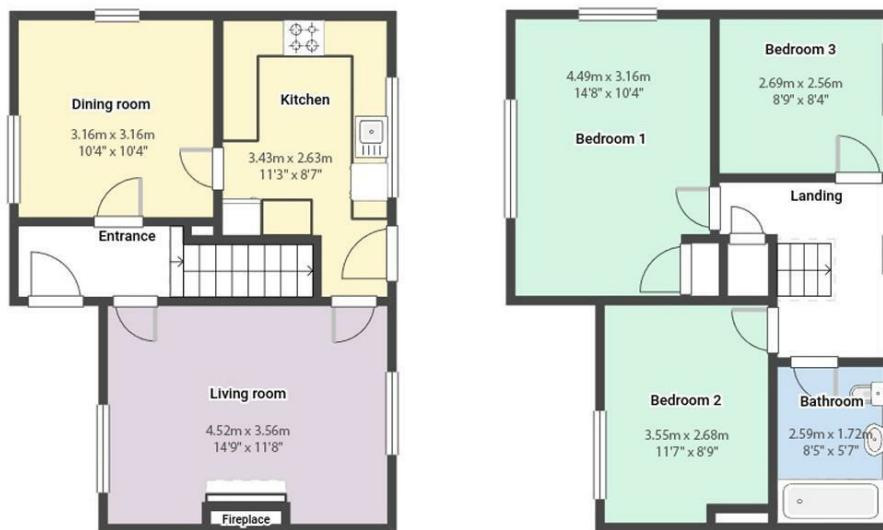
Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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