

HoldenCopley

PREPARE TO BE MOVED

Nether Pasture, Netherfield, Nottinghamshire NG4 2JZ

Guide Price £160,000 - £170,000

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CLOSE TO LOCAL AMENITIES

This three bedroom semi detached house is situated in a convenient location within close proximity to various local amenities, shops and excellent transport links. This property has already had the hard work carried out by having a new kitchen, bathroom, completely redecorating throughout and much more, ready for you to move straight in! To the ground floor is an entrance hall with a cloak cupboard, a W/C, a modern kitchen and a spacious lounge. The first floor carries three good sized bedrooms serviced by a stylish bathroom suite. Outside to the front is a driveway providing ample off road parking for two vehicles and to the rear is a private enclosed garden.

DISCLAIMER: Just to confirm that this property sold previously in March however the sale fell through (no fault of the property). The property has returned back onto the market since August 2020.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Spacious Lounge
- Ground Floor W/C
- Stylish Bathroom
- Storage Space
- Driveway For Two Vehicles
- Private Enclosed Garden
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

The entrance hall has wood flooring, a radiator, a cloak cupboard and provides access into the accommodation

WC

This space has a low level flush WC, a floating wash basin, wood flooring and a UPVC double glazed window to the front elevation

Kitchen

9'0" x 7'9" (2.76 x 2.37)

The kitchen has a range of base and wall units with rolled edge work surfaces, a stainless steel sink with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, stainless steel splash back, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, a radiator, wood flooring and a UPVC double glazed window to the front elevation

Living Room

15'4" x 14'11" (4.69 x 4.57)

The living room has wood effect flooring, an aerial point, a feature fireplace with a decorative mantelpiece, coving to the ceiling, a radiator, a UPVC double glazed window to the rear elevation and a sliding patio door leading out to the garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a loft hatch, a built in cupboard and provides access to the first floor accommodation

Master Bedroom

12'2" x 8'2" (3.73 x 2.50)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, wood effect laminate flooring and a fitted sliding mirror door wardrobes

Bedroom Two

12'2" x 8'2" (3.73 x 2.51)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator and wood effect laminate flooring

Bedroom Three

8'9" x 6'5" (2.67 x 1.97)

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

Bathroom

6'4" x 5'6" (1.95 x 1.69)

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

panel shower screen, a radiator, tiled flooring, partially tiled walls, an extractor fan and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a tarmac driveway

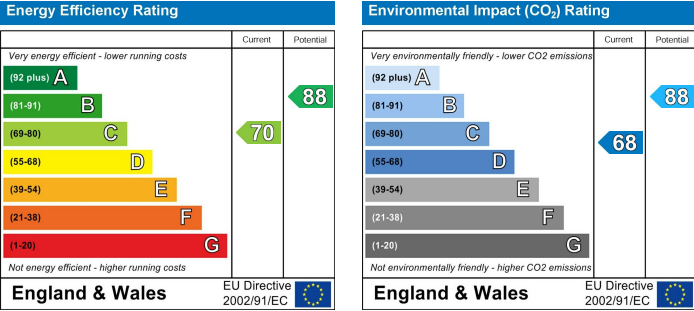
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn and fence panelling

DISCLAIMER

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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.



Nether Pasture, Netherfield, Nottinghamshire NG4 2JZ



0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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