

HoldenCopley

PREPARE TO BE MOVED

Longmead Close, Daybrook, Nottinghamshire NG5 6EF

Guide Price £170,000

Longmead Close, Daybrook, Nottinghamshire NG5 6EF



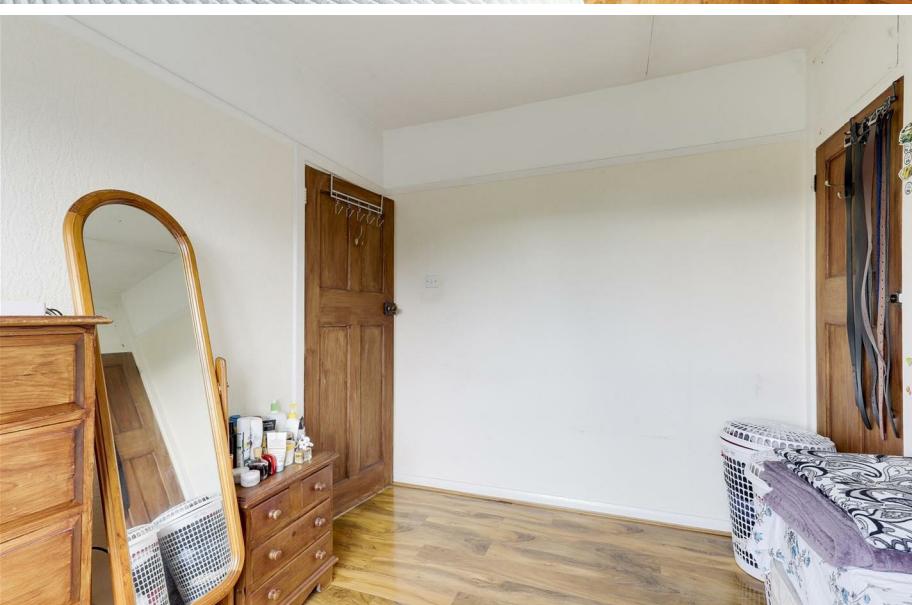
GUIDE PRICE £170,000-£180,000

IDEAL FOR FIRST TIME BUYERS...

This semi-detached house offers the perfect opportunity for a first-time buyer looking to step onto the property ladder. Enjoying a well-connected location, the home sits within easy reach of a range of local shops, great schools and convenient transport links. To the ground floor, the accommodation comprises an entrance hallway, a cosy living room complete with a fireplace, and a fitted kitchen offering ample storage and workspace. The first floor hosts two well-sized double bedrooms, a three-piece bathroom suite, and convenient access to a boarded loft, providing valuable additional storage. Externally, the property features a driveway to the front with mature shrubs. To the rear, you will find a private, enclosed garden with a lawn, mature shrubs and established trees.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen-Diner
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Connected Location
- Close To Local Amenities
- Excellent Transport Links





GROUND FLOOR

Hallway

4'2" x 2'9" (1.28 x 0.85)

The hallway has tiled flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

14'7" x 11'0" (4.46 x 3.36)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace, built-in cupboards and a picture rail.

Kitchen

17'10" x 8'3" (5.45 x 2.53)

The kitchen has fitted base and wall units with worktops and a tiled splashback, wood-effect flooring, a stainless steel sink with two drainers, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge-freezer, space for a dining table, a radiator, a built-in cupboard, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

4'4" x 2'9" (1.33 x 0.84)

The landing has a UPVC double-glazed window to the side elevation, wood-effect flooring, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

14'7" x 9'7" (4.45 x 2.94)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, partially panelled walls, a fitted wardrobe and access into a storage cupboard.

Bedroom Two

9'10" x 9'7" (3.02 x 2.94)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a built-in cupboard and a picture rail.

Bathroom

7'11" x 6'9" (2.42 x 2.07)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed shower, tile-effect flooring, waterproof wall panels, a radiator, a picture rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway with mature shrubs and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a lawn, mature shrubs and trees, courtesy lighting and an outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800 Mbps & Highest upload speed at 1000 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – 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.

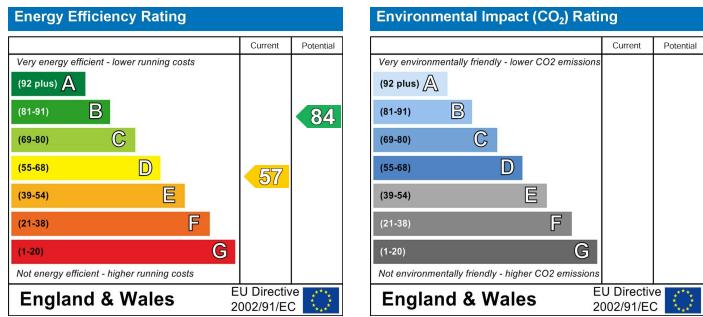
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk