

# HoldenCopley

PREPARE TO BE MOVED

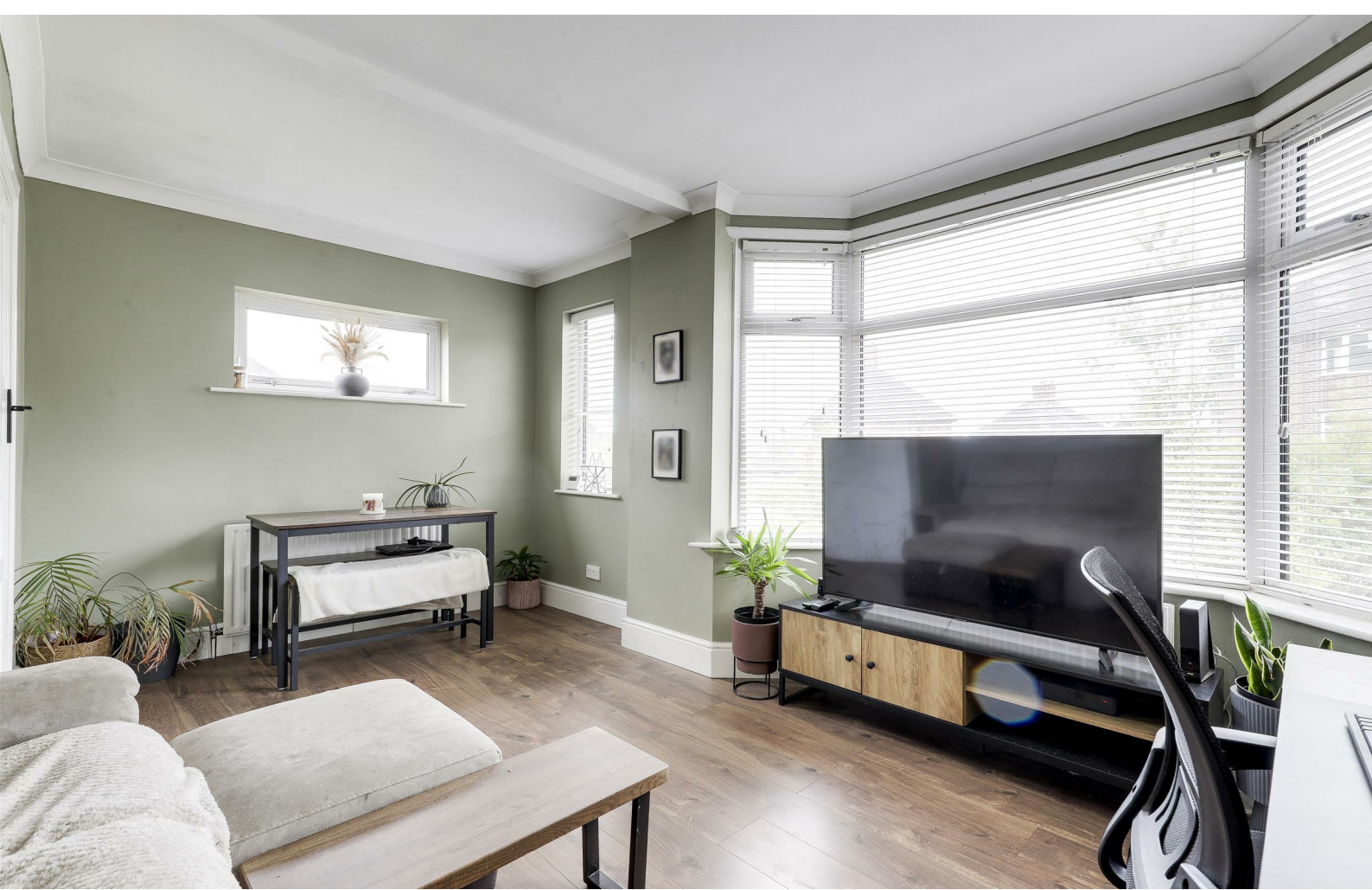
Rockford Road, Basford, Nottinghamshire NG5 1JX

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£200,000



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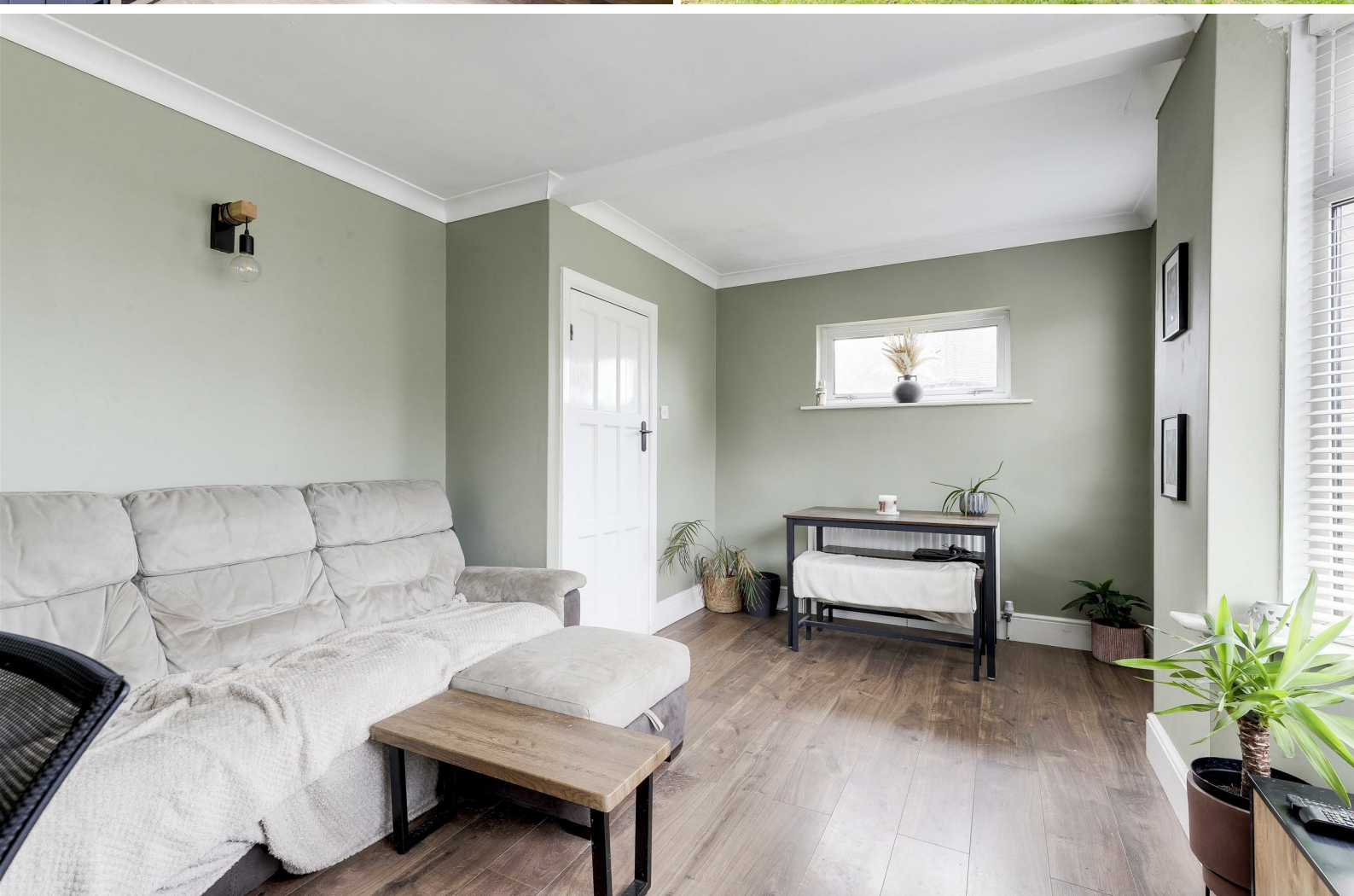




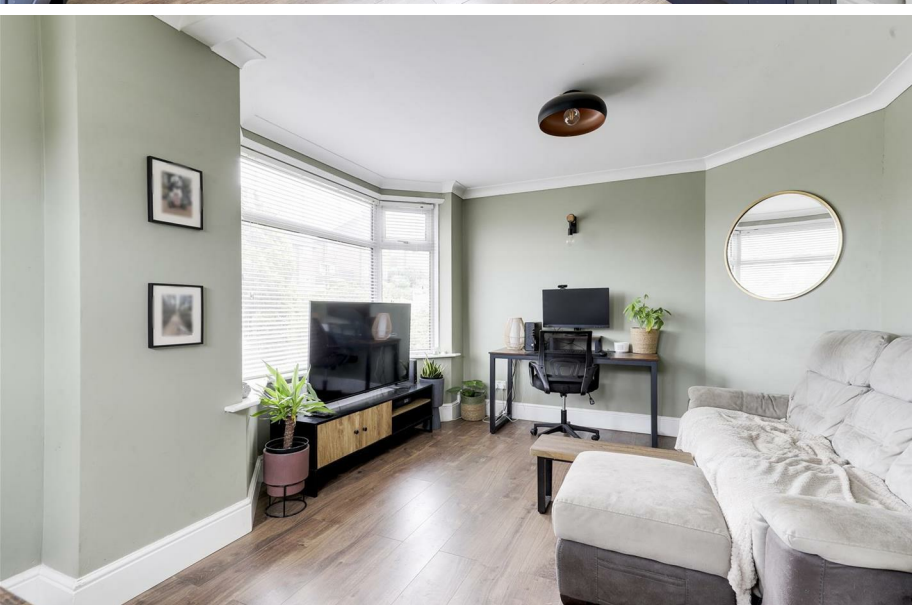
## IDEAL FIRST TIME BUY...

This well-maintained two-bedroom semi-detached home would make a fantastic purchase for first-time buyers or anyone looking for a home they can move straight into. Situated in a highly sought-after location, the property benefits from being close to a range of local amenities, excellent transport links and within catchment to well-regarded schools. To the ground floor, the property comprises an entrance hall, a spacious lounge/diner with a bay window to the front, and a modern fitted kitchen complete with a breakfast bar and direct access to the rear garden. Upstairs, the accommodation offers two good-sized double bedrooms, with the main bedroom also featuring a bay window. There is also a two-piece bathroom suite and a separate W/C. Outside, the front of the property includes a driveway and a range of established shrubs and plants. To the rear, you'll find a private, enclosed south-facing garden with a lawn, a decorative stone area, two sheds, and a single gate access—ideal for relaxing or entertaining.

## MUST BE VIEWED







- Semi Detached House
- Two Double Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- South-Facing Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Excellent Transport Links
- Must Be Viewed









GROUND FLOOR

Hallway

6'2" x 6'1" (1.88 x 1.87)

The hallway has wood-effect flooring, carpeted stairs, coving to the ceiling, and a composite door leading into the accommodation

Lounge/Diner

15'8" x 12'2" (4.78 x 3.71)

The lounge/diner has a UPVC double glazed bay window to the front elevation, along with two further UPVC double glazed windows to the front and side elevations. It also includes a radiator, a TV point, coving to the ceiling, and wood-effect flooring.

Kitchen

12'5" x 11'8" (3.81 x 3.56)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar. It includes a composite sink and a half with a mixer tap and drainer, a range cooker with extractor fan, an integrated microwave, and an integrated fridge freezer. There is space and plumbing for both a washing machine and dishwasher. Additional features include recessed spotlights, a column radiator, tiled splashback, wood-effect flooring, a UPVC double glazed square bay window to the rear, and a UPVC door leading to the rear garden.

FIRST FLOOR

Landing

8'5" x 2'7" (2.59 x 0.81)

The landing has a UPVC double-glazed obscure window to the rear, a built-in cupboard, carpeted flooring, loft access, and leads to the first floor accommodation.

Master bedroom

12'2" x 9'5" (3.72 x 2.88)

The main bedroom has a UPVC double-glazed bay window to the front, a radiator, and carpeted flooring.

Bedroom Two

9'5" x 9'4" (2.88 x 2.87)

The second bedroom features a UPVC double-glazed window to the rear, a radiator, and carpeted flooring.

Bathroom

6'5" x 5'8" (1.97 x 1.75)

The bathroom has a UPVC double-glazed obscure window to the front elevation, a countertop wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, a shower screen, a chrome heated towel rail, partially tiled walls, and original floorboards

W/C

5'5" x 2'9" (1.67 x 0.86)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush WC, partially tiled walls, and original floorboards

OUTSIDE

Front

To the front of the property, there's a lawn, some planted bushes, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed, south-facing garden with an outside tap, two patio seating areas, a lawn, a shed, panel fencing, and gated access

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 1000Mbps and Upload Speed 100Mbps

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 - 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.

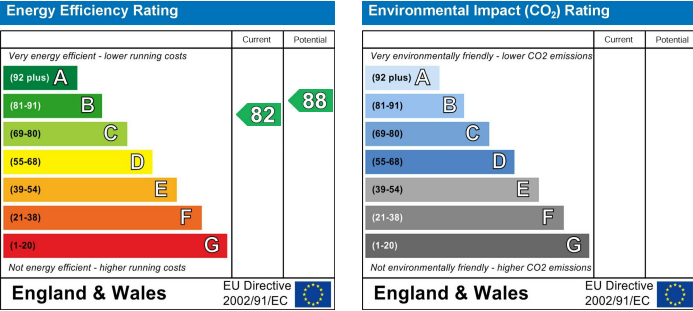
The vendor has advised the following:

Property Tenure is Freehold

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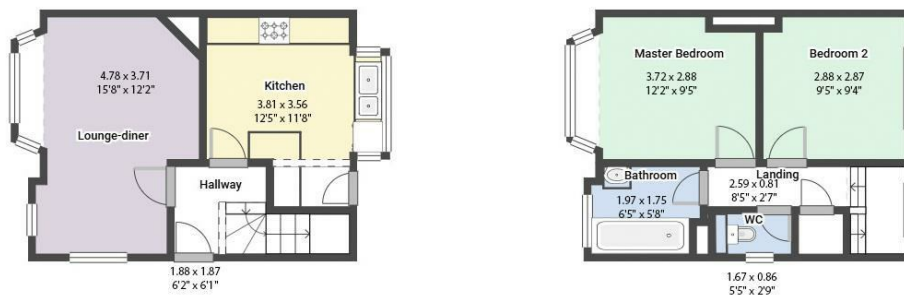
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.





# Rockford Road, Basford, Nottinghamshire NG5 1JX



## 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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