

HoldenCopley

PREPARE TO BE MOVED

Woodthorpe Avenue, Woodthorpe, Nottinghamshire NG5 4FD

Offers Over £400,000

Woodthorpe Avenue, Woodthorpe, Nottinghamshire NG5 4FD



NO UPWARD CHAIN...

This three bedroom detached house offers plenty of space and potential whilst being sold to the market with no upward chain. This property is situated within a highly desirable location and has easy access to various local amenities including Woodthorpe Grange Park, excellent schools and the City Hospital. To the ground floor is an entrance hall, two bay fronted reception rooms, a W/C, a further additional reception room and a kitchen with a pantry. The first floor offers three good sized bedrooms serviced by a bathroom and a separate W/C. Outside to the front is a driveway with access into the garage and to the rear is a generous sized mature garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Three Reception Rooms
- Kitchen With Pantry
- Ground Floor W/C
- Bathroom With Separate W/C
- Driveway With Garage
- No Upward Chain
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall mounted security alarm panel, a radiator, windows to the front elevation and a single door providing access into the accommodation

Living Room

12'1" x 16'4" (3.7 x 5.0)
The living room has a bay fronted window to the front elevation, a further two windows to the side elevation, carpeted flooring, a TV point, a picture rail and a tiled mantelpiece

Dining Room

8'6" x 10'5" (2.6 x 3.2)
The dining room has a window to the side elevation, carpeted flooring, a radiator, a feature fireplace and double doors opening out to the rear garden

Kitchen

7'6" x 10'9" (2.3 x 3.3)
The kitchen has a range of fitted base units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, space for a cooker, tiled splashback, tiled flooring, a radiator, access into a pantry, a window to the side elevation and a single door to access the garden

Pantry

6'2" x 3'7" (1.9 x 1.1)
The pantry has tiled flooring, a wall mounted Worcester combi-boiler and a window to the side elevation

Sitting Room

15'8" x 11'5" (4.8 x 3.5)
This sitting room has a bay window to the front elevation, carpeted flooring, a picture rail, a radiator, a tiled mantelpiece and access into a W/C

W/C

3'11" x 5'10" (1.2 x 1.8)
This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback and an extractor fan

FIRST FLOOR

Landing

The landing has a window to the front elevation, carpeted flooring, a radiator and provides access to the first floor accommodation

Bedroom One

12'5" x 11'5" (3.8 x 3.5)
The main bedroom has a window to the front elevation, carpeted flooring, a radiator and an original open fireplace

Bedroom Two

12'1" x 11'1" (3.7 x 3.4)
The second bedroom has a window to the front elevation, carpeted flooring, a radiator and an original open fireplace

Bedroom Three

8'6" x 10'5" (2.6 x 3.2)
The third bedroom has a window to the side elevation, carpeted flooring, a radiator and an in-built wardrobe

Bathroom

6'2" x 6'2" (1.9 x 1.9)
The bathroom has a pedestal wash basin, a panelled bath, a chrome towel rail, vinyl flooring, partially tiled walls, access to the loft and an obscure window

W/C

4'3" x 2'11" (1.3 x 0.9)
This space has a low level dual flush W/C and an obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawned garden with a range of plants, courtesy lighting, a driveway and access into a garage

Garage

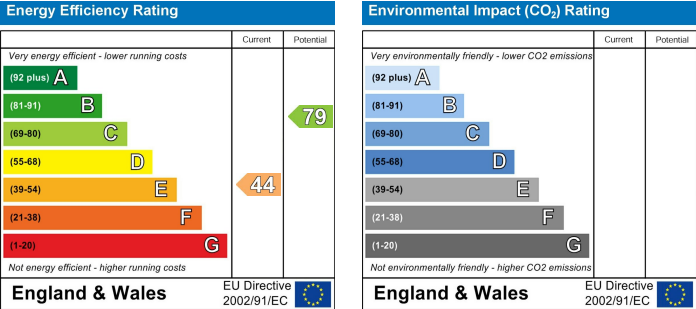
Rear

To the rear of the property is a generous sized mature garden with a patio area, a lawn, a range of plants and shrubs and brick boundaries

DISCLAIMER

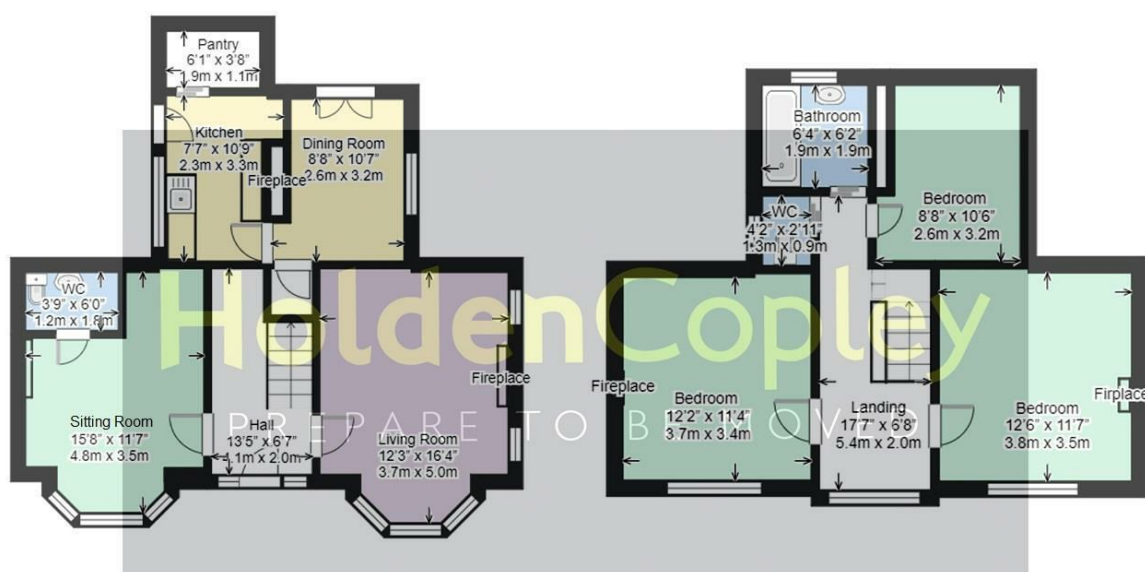
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Woodthorpe Avenue, Woodthorpe, Nottinghamshire NG5 4FD

HoldenCopley
PREPARE TO BE MOVED



Approx. Gross Internal Area of the Ground floor:
606.87 Sq Ft - 56.38 Sq M
Approx. Gross Internal Area of the Entire Property:
1130.21 Sq Ft - 105 Sq M

Approx. Gross Internal Area of the 1st floor:
523.34 Sq Ft - 48.62 Sq M
Approx. Gross Internal Area of the Entire Property:
1130.21 Sq Ft - 105 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 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.