

# HoldenCopley

PREPARE TO BE MOVED

Bakewell Drive, Top Valley, Nottinghamshire NG5 9AB

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£170,000

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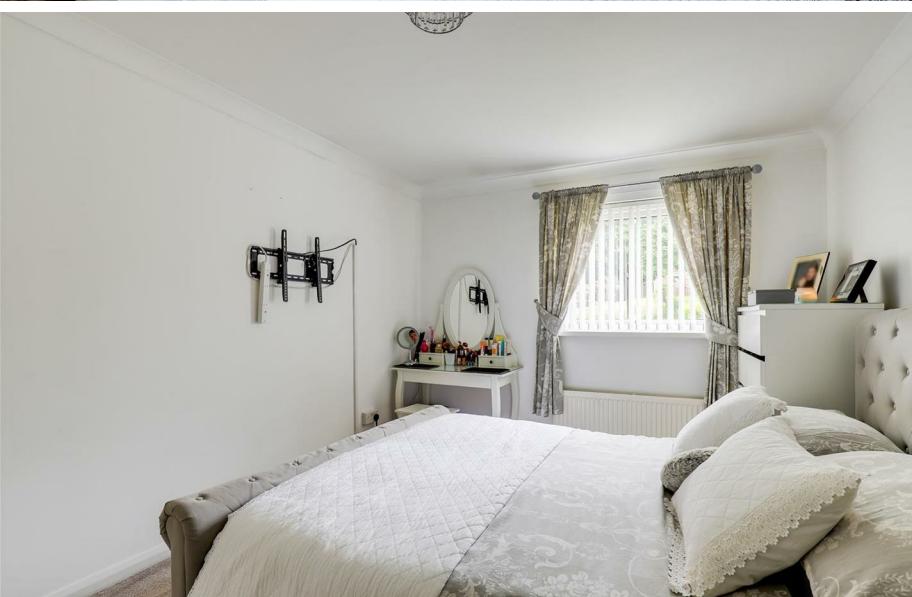


## IDEAL FOR FIRST-TIME BUYERS

Welcome to this three-bedroom mid-terraced house, perfectly suited for first-time buyers. Situated in a popular location, this property offers convenient access to local amenities including shops, eateries, schools, and excellent commuting links. Step into the entrance hall that leads to a spacious reception room, a bright and inviting space designed for relaxation and entertainment. The reception room seamlessly transitions into the modern kitchen diner, an open-plan area perfect for your culinary needs. Completing the ground floor is a convenient W/C, adding to the practicality of the home. The upper level features two generously sized double bedrooms and a cosy single bedroom. A well-appointed three-piece bathroom suite caters to the needs of the residents. To the front of the property, you will find a lawn adorned with a variety of plants and shrubs, enhancing the home's kerb appeal. The rear garden features decked seating area perfect for outdoor dining and steps leading down to a sheltered area currently used as an outdoor bar, ideal for entertaining friends and family.

## MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite
- On-Street Parking
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

17'7" x 5'9" (5.37m x 1.77m)

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation.

### Living Room

11'4" x 17'3" (3.47m x 5.28m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace, open access to the kitchen diner and a UPVC double-glazed window to the front elevation.

### Kitchen Diner

17'7" x 5'9" (5.37m x 1.77m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a swan neck mixer tap, an integrated oven & hob, space and plumbing for a washing machine, partially tiled walls, a radiator, an in-built storage cupboard, vinyl flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

### W/C

5'7" x 2'7" (1.71m x 0.81m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a tiled splash back, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

11'0" x 6'0" (3.36m x 1.84m)

The landing has carpeted flooring, three in-built storage cupboards, access to the first floor accommodation and access to the loft.

### Master Bedroom

14'7" x 10'1" (4.45m x 3.09m)

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

### Bedroom Two

11'8" x 10'8" (3.58m x 3.26m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

7'3" x 9'1" (2.21m x 2.78m)

The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

### Bathroom

6'7" x 5'5" (2.03m x 1.67m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a pathway leading to the front door, a lawn, a range of plants and shrubs and fence panelling boundary.

### Rear

To the rear is an enclosed garden with a decked seating area, a wall-mounted awning, steps down leading to a sheltered area currently being used as an outdoor bar and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website state this is a medium flood risk area.

Flood Defences – 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

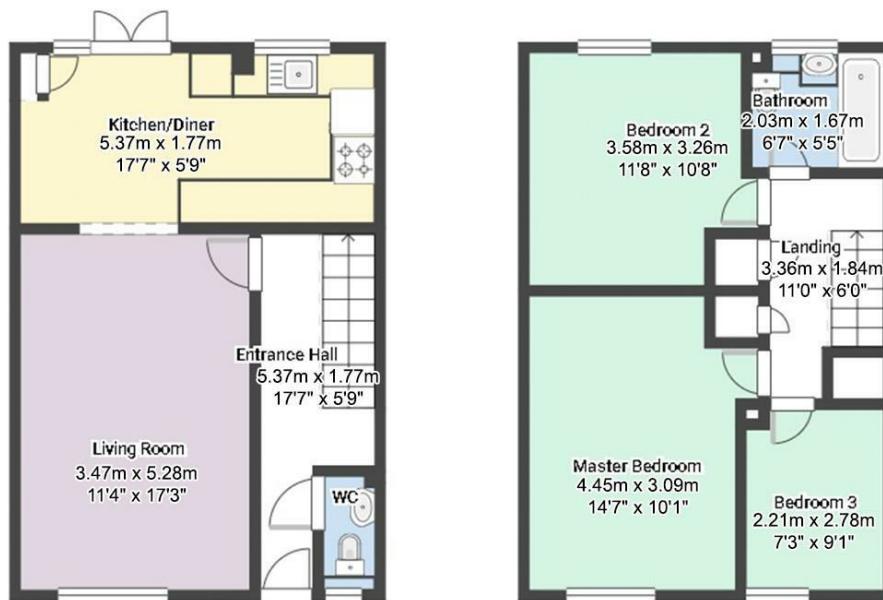
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property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

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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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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