

HoldenCopley

PREPARE TO BE MOVED

Hadbury Road, Basford, Nottinghamshire NG5 1JZ

Offers Over £175,000

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NO UPWARD CHAIN...

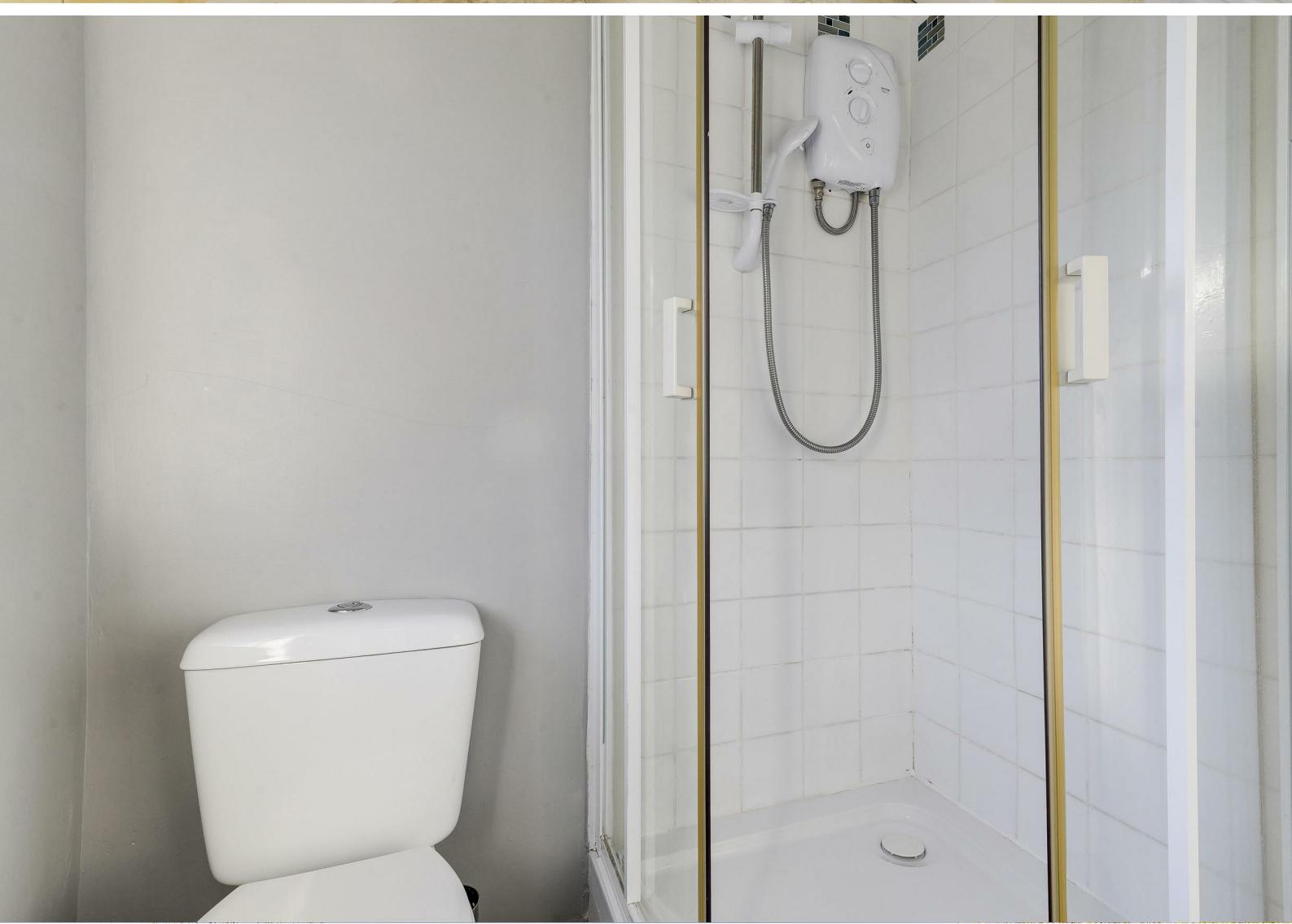
This two-bedroom semi-detached house is a great choice for a range of buyers and is offered to the market with no upward chain. It sits in the popular area of Basford, close to local shops, places to eat and excellent transport links into Nottingham City Centre. On the ground floor, the entrance hall leads through to a bay-fronted living room and a fitted kitchen that's well suited to everyday cooking. There is also a convenient W/C. Upstairs, there are two double bedrooms, a study room and a three-piece bathroom suite. Outside, the front of the property offers access to on-street parking, while the rear features an enclosed garden with a paved patio area and a mix of plants and shrubs.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms & Study
- Bay-Fronted Reception Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- On-Street Parking
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'9" x 3'10" (1.77 x 1.17)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

13'0" x 11'8" (3.98 x 3.57)

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

Kitchen

13'1" x 8'5" (4.00 x 2.59)

The kitchen has a range of fitted base units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, a freestanding cooker, fridge freezer and washing machine, a radiator, an in-built cupboard, wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the porch.

Porch

3'1" x 2'10" (0.94 x 0.88)

The porch has wood-effect flooring and a single UPVC door providing access to the rear garden.

Storage

5'6" x 2'8" (1.68 x 0.83)

W/C

2'11" x 2'6" (0.91 x 0.78)

This space has a low level flush W/C, wood-effect flooring and a single UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'4" x 5'9" (2.55 x 1.76)

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

Master Bedroom

11'1" x 9'10" (3.64 x 3.02)

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

Bedroom Two

9'10" x 8'5" (3.01 x 2.58)

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

Study

5'9" x 5'3" (1.77 x 1.61)

The study has vinyl flooring, a radiator and two UPVC double-glazed windows to the rear elevation.

Shower Room

5'9" x 5'1" (1.76 x 1.55)

The shower room has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is access to on-street parking, gated access to the rear garden, a gravelled garden with plants and shrubs and brick-wall boundaries.

Rear

To the rear is an enclosed garden with a paved patio area, a selection of plants and shrubs, a shed, hedge borders and fence panel boundaries.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

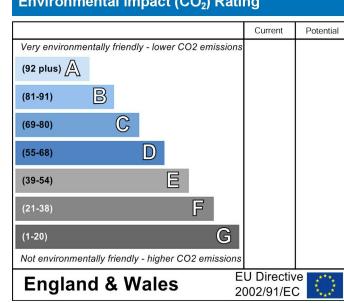
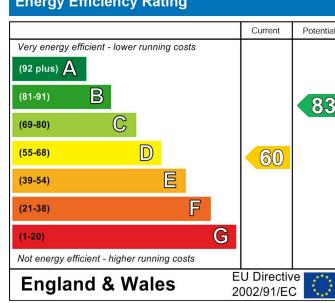
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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