

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, New Basford, Nottinghamshire NG7 7AY

Guide Price £210,000

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GUIDE PRICE £210,000 - £230,000

COMPLETELY REFURBISHED TURN-KEY HOME...

This three-bedroom semi-detached house has been recently refurbished to a high standard and is beautifully presented throughout, combining modern finishes with light and airy accommodation. The property is offered to the market with no upward chain, making it an ideal choice for a family buyer seeking a home they can move straight into. Situated in a popular and well-connected location, it benefits from easy access to a wide range of local amenities, excellent transport links, highly regarded school catchments, Nottingham City Centre and the City Hospital. To the ground floor, an inviting entrance hall leads to a bay-fronted living room, creating a bright and comfortable space. The heart of the home is the newly fitted kitchen, finished with stylish units and modern fittings, seamlessly open plan to a generous dining room. This area is flooded with natural light from the brand new double French doors that open directly onto the garden, perfect for family meals or entertaining guests. The first floor is host to two well-proportioned double bedrooms and a further small double bedroom, all decorated in neutral tones to suit any style. These are serviced by a contemporary three-piece bathroom suite, enhanced with sleek tiling and striking gold fixtures and fittings. Externally, the property has been freshly painted, enhancing its kerb appeal. To the front, there is convenient on-street parking, while to the rear lies a substantial enclosed garden featuring a patio area for outdoor dining and a generous lawn, ideal for children and family activities.

MUST BE VIEWED





- Recently Refurbished Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Stylish Fitted Kitchen With Open Plan Dining
- Modern Three-Piece Bathroom Suite
- Brand New Boiler & French Doors
- Large Enclosed Garden
- Easy Commuting Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'5" x 6'3" (3.18m x 1.92m)

The entrance hall has Herringbone-style laminate flooring, carpeted stairs, a radiator, a fitted base cupboard, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

12'4" x 11'8" (3.78m x 3.57m)

The living room has a UPVC double-glazed half bay window to the front elevation, carpeted flooring, and a radiator.

Dining Room

13'11" x 11'8" (4.25m x 3.57m)

The dining room has Herringbone-style laminate flooring, a vertical radiator, recessed spotlights, open plan to the kitchen, and double patio doors opening out to the rear garden.

Kitchen

13'10" x 6'3" (4.22m x 1.92m)

The kitchen has a range of fitted shaker-style base and wall units with a wrap-around laminate worktop, a composite sink with a pull-out swan neck mixer tap and drainer, space for an integrated oven with an electric hob, extractor fan and splashback, space and plumbing for a washing machine, herringbone-style laminate flooring, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing side access.

FIRST FLOOR

Landing

2'9" x 6'10" (0.84m x 2.09m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Master Bedroom

13'11" x 11'8" (4.25m x 3.57m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, recessed spotlights, and a radiator.

Bedroom Two

9'11" x 11'8" (3.03m x 3.56m)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

6'2" x 10'11" (1.90m x 3.34m)

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

Bathroom

6'3" x 5'8" (1.91m x 1.75m)

The bathroom has a low level dual flush WC, a vanity unit wash basin and fitted storage cupboard, a panelled bath with gold fixtures and fittings including an overhead rainfall and handheld shower head, a shower screen, a gold heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, an extractor fan, a UPVC double-glazed window to the front elevation, and a loft hatch.

OUTSIDE

Front

To the front of the property is a low maintenance forecourt with a stone brick boundary wall, gated access to the rear garden, and the availability for on-street parking.

Rear

To the rear of the property is a private enclosed garden with a patio area, a patio pathway, a lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low Risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

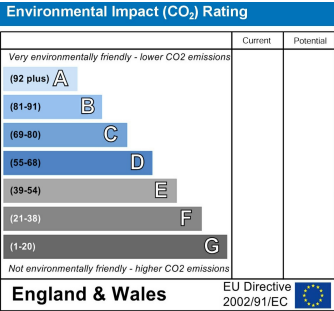
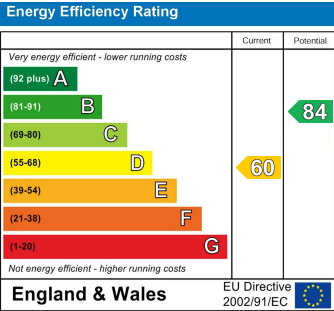
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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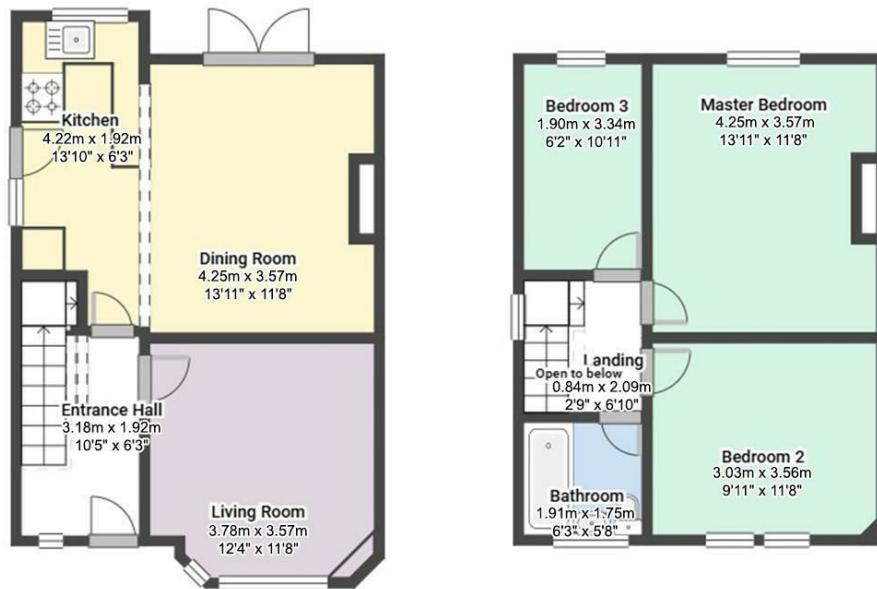
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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