

HoldenCopley

PREPARE TO BE MOVED

Hayling Drive, Basford, Nottinghamshire NG8 5EY

Guide Price £130,000 - £140,000

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GREAT FIRST TIME BUY...

This two bedroom end terraced house would be the ideal purchase for any first time or family buyer alike as it offers plenty of space and potential throughout. The property is situated in a popular location within close proximity to local amenities, shops, great schools, Nottingham City Hospital and excellent transport links into the City Centre. To the ground floor there is an entrance hall, a lounge and a kitchen diner. The first floor carries two bedrooms serviced by the three piece bathroom suite.

Outside to the front of the property is a driveway providing ample off road parking and to the rear is a generous sized garden.

MUST BE VIEWED



- End Terraced House
- Two Bedrooms
- Spacious Lounge
- Kitchen/Diner
- Three Piece Bathroom Suite
- Large Driveway
- Private Enclosed Garden
- Close To Local Amenities
- Must Be Viewed
- Freehold

GROUND FLOOR

Entrance Hall

2'7" × 4'3" (0.8 × 1.3)

The entrance hall has carpeted flooring, a built-in cupboard, a wall mounted thermostat and provides access into the accommodation

Living Room

10'5" × 13'5" (3.2 × 4.1)

The living room has wood effect flooring, a feature fireplace with a decorative surround, a TV point and a UPVC double glazed window to the front elevation

Kitchen/Diner

17'4" × 8'2" (5.3 × 2.5)

The kitchen/diner has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, partially tiled walls, an integrated oven with a gas hob and extractor hood, space for a washing machine, space for an undercounter fridge, space for a fridge freezer, space for a dining table, a built-in cupboard, a wall mounted thermostat and three UPVC double glazed windows and a single door to the rear elevation

Landing

2'7" × 4'7" (0.8 × 1.4)

The landing has carpeted flooring, a loft hatch with loft insulation and provides access to the first floor accommodation

Master Bedroom

14'5" × 9'6" (4.4 × 2.9)

The main bedroom has carpeted flooring, a wall mounted radiator, a built-in wardrobe and a UPVC double glazed window to the front elevation

Bedroom Two

9'10" × 9'2" (3.0 × 2.8)

The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bathroom

7'10" × 6'6" (2.4 × 2.0)

The bathroom has tiled flooring, a wall mounted radiator, partially tiled walls, a low level flush W/C, a pedestal wash basin, a panelled bath, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

OUTSIDE

Front

To the front of the property is a large driveway providing ample off road parking and gated access to the rear garden

Rear

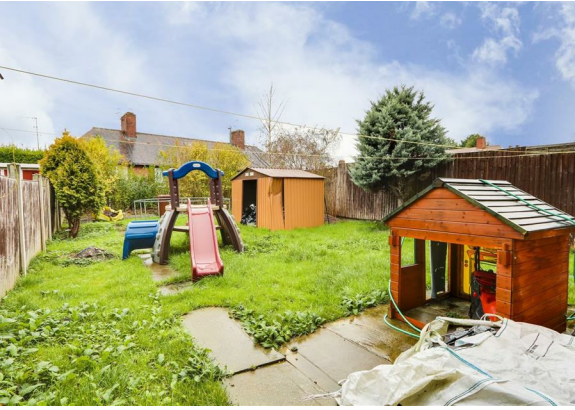
To the rear of the property is a generous sized garden with a lawn, panelled fencing, a patio area, a paved pathway and a range of plants and shrubs

DISCLAIMER

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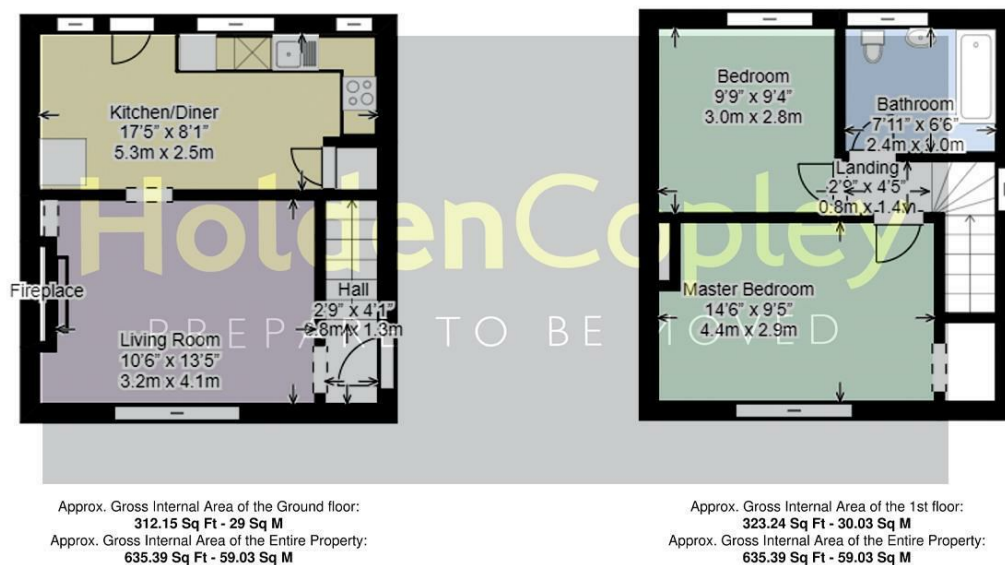
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
EU Directive 2002/91/EC		
England & Wales		



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All sizes and areas are approximate and for identification only. Not to scale.
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