

HoldenCopley

PREPARE TO BE MOVED

Ainsdale Crescent, Broxtowe, Nottinghamshire NG8 6DY

£115,000

NO UPWARD CHAIN...

This two-bedroom mid-terraced house presents an enticing opportunity, boasting ample space and unexplored possibilities. With the added advantage of being available with no upward chain, it appeals to both investors and those eager to customise their ideal abode. Situated in a popular location within close proximity to local amenities, good schools and easy commuting links. The ground floor comprises an entrance hall, a generously sized living room, a kitchen diner, and a conservatory. Upstairs, two well-proportioned bedrooms are serviced by a bathroom suite. Outside, the property features enclosed gardens both to the front and rear, completing this promising residence.

MUST BE VIEWED



- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Good-Sized Kitchen Diner
- Conservatory
- Large Bathroom
- Gardens To Front & Rear
- Close To Local Amenities
- Sold As Seen
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has exposed wooden flooring, a wall-mounted consumer unit, a radiator, and a single door providing access into the accommodation.

Living Room

14'6" x 10'8" (4.42m x 3.26m)

The living room has a UPVC double-glazed window to the front elevation, exposed wooden flooring, coving to the ceiling, a radiator, and a ceiling rose.

Kitchen

17'5" x 7'11" (5.33m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for various appliances, tiled splashback, a radiator, an in-built cupboard, a UPVC double-glazed window to the rear elevation, and a sliding patio door access providing access to the conservatory.

Conservatory

14'7" x 6'7" (4.45m x 2.02m)

The conservatory has a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

the landing has exposed wooden flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'4" x 9'3" (4.37m x 2.84m)

The first bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a radiator, and an in-built cupboard.

Bedroom Two

9'7" x 9'3" (2.93m x 2.82m)

The second bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, a radiator, and an in-built cupboard.

Bathroom

7'6" x 6'6" (2.31m x 1.99m)

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

OUTSIDE

Outside, there are gardens with fence panelled boundaries to the front and rear of the property.

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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. Z: 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.

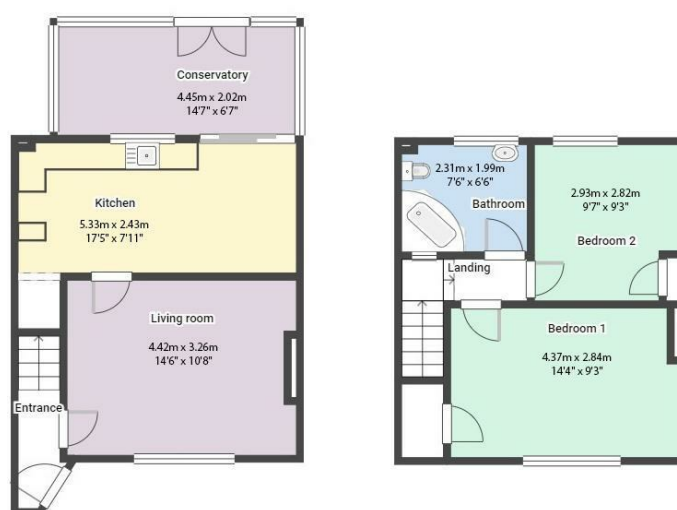
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Ainsdale Crescent, Broxtowe, Nottinghamshire NG8 6DY

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.