

HoldenCopley

PREPARE TO BE MOVED

Bar Lane, Basford, Nottinghamshire NG6 0HT

Guide Price £265,000

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GUIDE PRICE £265,000 - £275,000

NO UPWARD CHAIN...

This three-bedroom detached house, offered with no upward chain, is ideally located for those seeking convenience. Situated close to local amenities, including shops, schools, and excellent transport links to Nottingham City Hospital and Nottingham City Centre, it's a perfect family home. Stepping inside, the entrance hall leads you to two spacious reception rooms, each featuring large bay windows that flood the rooms with natural light. The well-appointed kitchen is designed for all your culinary needs, complemented by a handy utility room and a ground-floor W/C. The upper level comprises two double bedrooms, a single bedroom, a family bathroom, and a separate W/C with an additional shower room. Outside, the property boasts a driveway offering off-road parking, while the rear garden features a lawn, a patio seating area, and a variety of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Family Bathroom & Separate Shower Room
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has laminate wood-effect flooring, carpeted stairs, a radiator, a picture rail, three in-built storage cupboard, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

Living Room

16'9" into bay x 12'5" (5.11m into bay x 3.80m)
The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Dining Room

14'10" into bay x 11'11" (4.54m into bay x 3.65m)
The dining room has carpeted flooring, a radiator, a picture rail, ceiling coving, a feature fireplace and a UPVC double-glazed bay window with a single UPVC door providing access to the rear garden.

Kitchen

8'11" x 7'10" (2.47m x 2.39m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, partially tiled walls, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Utility Room

4'8" x 4'0" (1.44m x 1.22m)
The utility room has tiled flooring, a fitted worktop, a freestanding fridge freezer, a wall-mounted boiler and a UPVC double-glazed window to the side elevation.

W/C

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

FIRST FLOOR

Landing

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

Master Bedroom

16'9" into bay x 12'5" (5.11m into bay x 3.80m)
The main bedroom has carpeted flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

13'3" x 11'11" (4.06m x 3.65m)
The second bedroom has carpeted flooring, a radiator, a picture rail, a feature fireplace and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'11" x 7'4" (2.47m x 2.26m)
The third bedroom has carpeted flooring, a radiator, a picture rail and a UPVC double-glazed window to the front elevation.

Bathroom

7'10" x 6'4" (2.39m x 1.95m)
The bathroom has a pedestal wash basin, a panelled bath, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, an in-built storage cupboard, extractor fan, vinyl flooring, a fitted storage cupboard and a UPVC double-glazed obscure window to the rear elevation.

W/C

This space has a low level flush W/C, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

Shower Room

3'11" x 3'2" (1.21m x 0.99m)
The shower room has an enclosed shower with an electric shower fixture, partially tiled walls, a waterproof splash back and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and a brick-wall boundary.

Rear

To the rear of the property is a garden with a lawn, a paved patio area, a range of plants and shrubs, a shed, a lawn mower and fence panelling boundaries.

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, 4G & 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 – Please note that the drainage and electrical supplies for 6 Old Bar Close run through the driveway and garden path of 17 Bar Lane.

DISCLAIMER

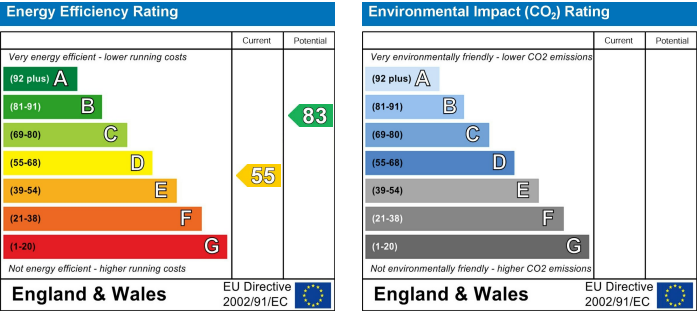
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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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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