

# HoldenCopley

PREPARE TO BE MOVED

Amesbury Circus, Broxtowe, Nottinghamshire NG8 6BY

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Guide Price £165,000

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GUIDE PRICE £165,000-£175,000

This well-presented three-bedroom mid-terraced house is perfect for first-time buyers. Ideally situated close to a range of local amenities including shops, eateries, schools, and excellent commuting links. As you step inside, you are greeted by a welcoming reception room, an inviting space perfect for relaxation and entertaining. The modern fitted kitchen diner is designed to meet all your culinary needs, providing ample space for cooking and dining. The upper level features two generously sized double bedrooms and a single bedroom, offering flexible living arrangements to suit your needs. Completing the layout is a three-piece bathroom suite. Externally, the property boasts a driveway providing off-road parking for multiple cars. The rear garden is a great space to enjoy the outdoors, featuring a patio seating area ideal for outdoor dining, a well-maintained lawn, and a decorative border to complete the garden.

MUST BE VIEWED!





- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring and a single composite door providing access into the accommodation.

### Living Room

14'7" x 11'0" (4.47m x 3.37m)

The living room has carpeted flooring, a radiator, a feature fireplace with a decorative surround and a UPVC double-glazed window to the front elevation.

### Kitchen

14'10" x 8'4" (4.53m x 2.55m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, a radiator, an in-built storage cupboard, two UPVC double-glazed windows to the rear elevation and a single door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

### Master Bedroom

11'0" x 9'8" (3.36m x 2.96m)

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

### Bedroom Two

9'11" x 9'9" (3.04m x 2.98m)

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

### Bedroom Three

7'10" x 6'11" (2.41m x 2.11m)

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

### Bathroom

6'5" x 6'4" (1.98m x 1.95m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a radiator, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars and fence panelling boundary.

### Rear

To the rear is an enclosed garden with a paved patio seating area, a lawn, decorative stone border, plants and shrubs, an in-built storage cupboard and a fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps  
Phone Signal – Good coverage of Voice, 3G & 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

## 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.

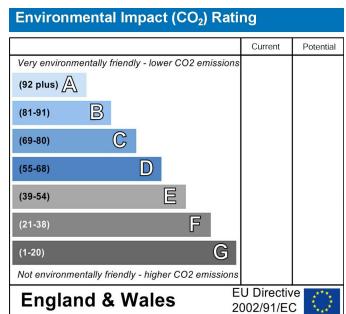
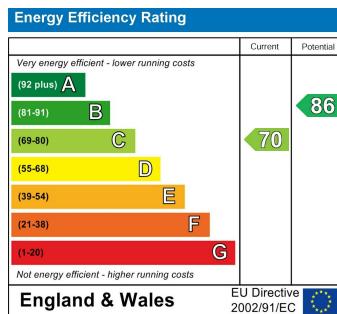
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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**01156 972 972**

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

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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