

# HoldenCopley

PREPARE TO BE MOVED

Amesbury Circus, Broxtowe, Nottinghamshire NG8 6BY

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Guide Price £165,000



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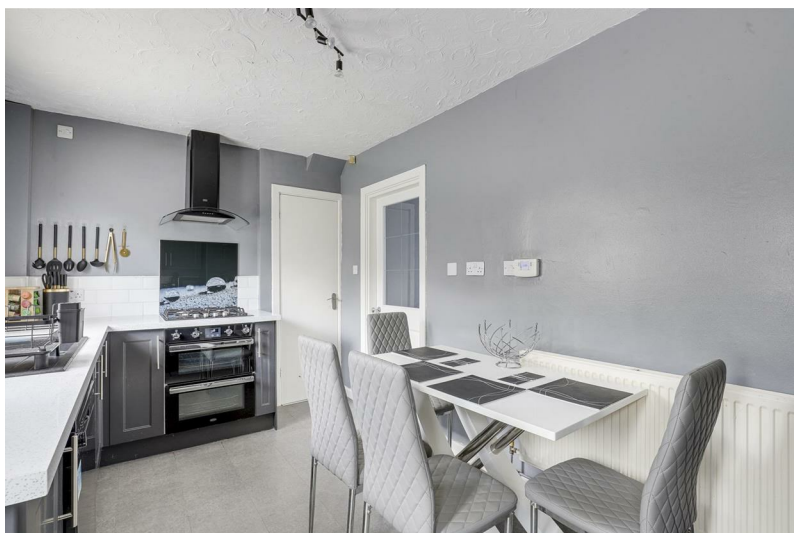
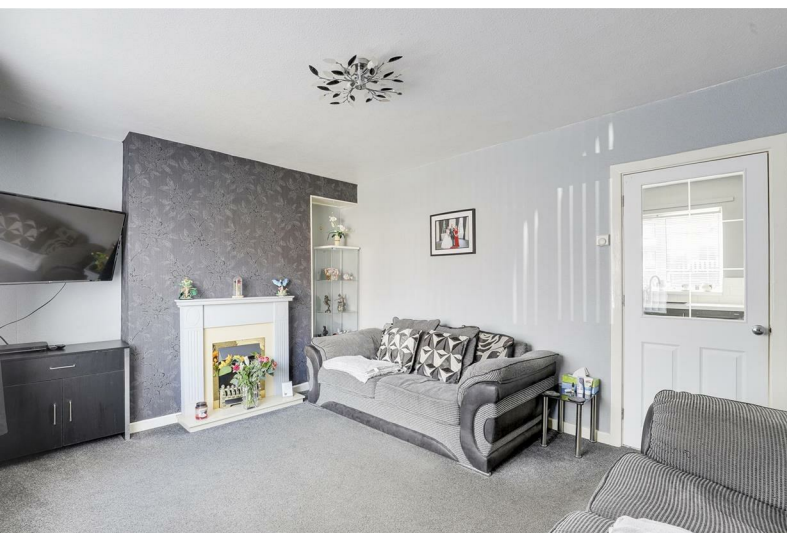




GUIDE PRICE £165,000-£175,000

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

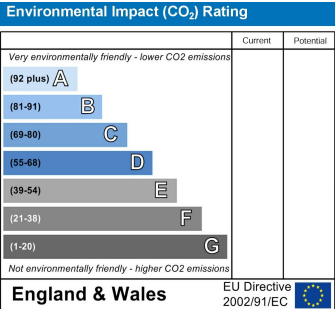
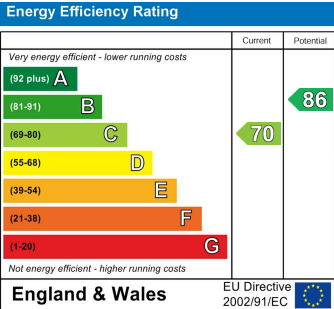
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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.

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.







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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