

HoldenCopley

PREPARE TO BE MOVED

West Holme Gardens, Nottingham, NG8 3NY

Guide Price £300,000

West Holme Gardens, Nottingham, NG8 3NY



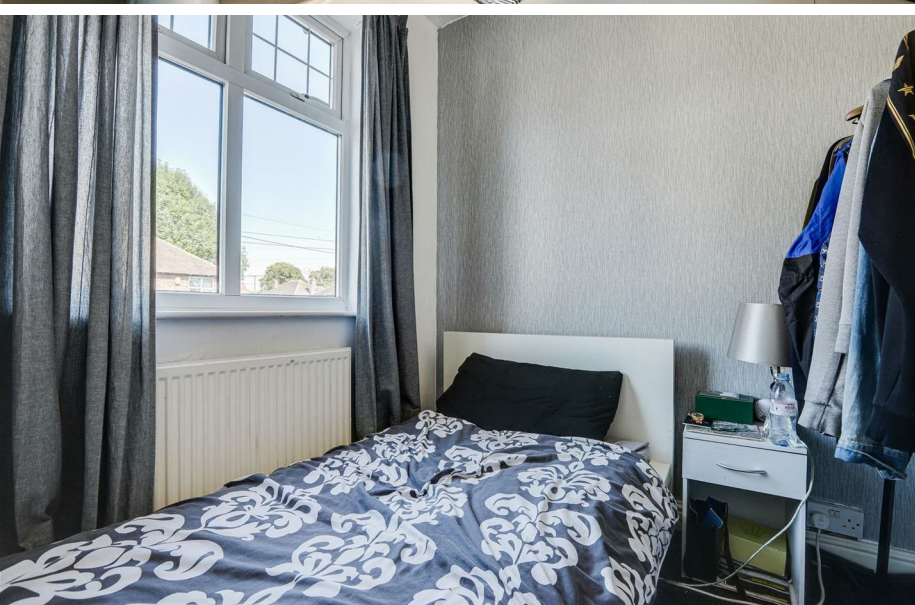
GUIDE PRICE - £300,000 - £320,000

NO UPWARD CHAIN...

Are you in search of your dream family home? Look no further! This three bedroom detached house, offers the perfect combination of modern living, convenience, and versatile spaces. With good commuting links and a wealth of amenities close at hand. On the ground floor, as you step inside, you'll be captivated by the spacious and open living/dining area. Natural light streams in through large windows, creating a bright and inviting space. The seamless flow from the living/dining area to the conservatory provides an extension of your living space. The fully fitted kitchen boasts in-built storage cupboards, ensuring you have ample space to organise your essentials. The first floor includes two generously sized bedrooms, along with a single bedroom that can cater to various needs. The main bathroom features a three-piece suite for a convenient space for your daily routines. The front of the property features a driveway, providing convenient off-road parking. The rear garden is a beautifully presented. An exciting feature of this property is the garage conversion, a versatile room that opens up a world of possibilities. Whether you envision it as a guest room, a home office, or a playroom, this space is designed to cater to your unique needs. It also includes a in-built wardrobes and a three-piece bathroom suite, adding to its functionality.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Conservatory
- Three-Piece Bathroom Suite
- Ample Of Storage
- Garage Conversion
- Driveway
- Good Commuting Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12*9" x 7*5" (max) (3.90m x 2.27m (max))

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a picture rail, two UPVC double-glazed obscure windows with stained glass inserts with a single UPVC door providing access to the accommodation.

Living/Dining Room

28*6" x 11*5" (max) (8.69m x 3.49m (max))

The living room has laminate wood-effect flooring, TV point, two radiators, space for a dining table, a UPVC double-glazed bay window to the front elevation and a single UPVC door providing access into the conservatory,

Conservatory

11*3" x 10*6" (3.43m x 3.21m)

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

Kitchen

11*10" x 7*4" (3.62m x 2.26m)

The kitchen has a range of fitted wood-effect base and wall units with rolled-edge worktops, integrated gas hob, extractor fan, integrated oven, stainless steel sink and half with a drainer and a mixer tap, tiled splashback, space and plumbing for a washing machine, a radiator, an in-built storage cupboard, vinyl wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC single door to access the side of the property.

Cupboard

7*10" 4*1" (max) (2.41m 1.27m (max))

This cupboard has carpeted flooring and courtesy lighting.

FIRST FLOOR

Landing

7*5" x 7*3" (2.27m x 2.22m)

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

Bedroom One

11*5" x 10*11" (max) (3.49m x 3.34m (max))

The first bedroom has an in-built sliding door wardrobe, laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

11*11" x 11*5" (3.65m x 3.50m)

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

Bedroom Three

7*11" x 7*5" (max) (2.42m x 2.28m (max))

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

Bathroom

8*5" x 7*4" (max) (2.58m x 2.26m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, partially tiled walls, an in-built storage cupboard, tiled flooring, a UPVC double-glazed obscure window to the side and rear elevation and access to the loft via a drop down ladder and courtesy lighting.

OUTSIDE

Front

The front of the property has a low maintenance garden with shrubs and concrete driveway with double gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with fence panels, a range of plants and shrubs, a lawn, a patio pathway, courtesy lighting and access to the garage conversion,

Garage Conversion

18*8" x 8*7" (5.69m x 2.64m)

The garage conversion has carpeted flooring, recessed spotlights, a radiator, a window to the side elevation a window to the front elevation, in-built walk-in wardrobe with carpeted flooring, recessed spotlights and three piece bathroom suite with a low level dual flush W/C, a pedestal wash basin, a panelled corner bath with a handheld shower fixture, a radiator, partially tiled walls, tiled flooring, recessed spotlights and a window to the front elevation.

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.

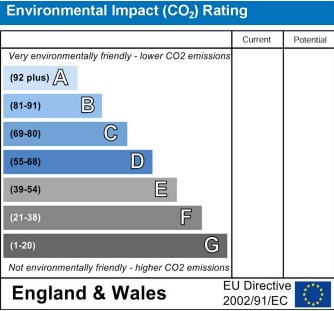
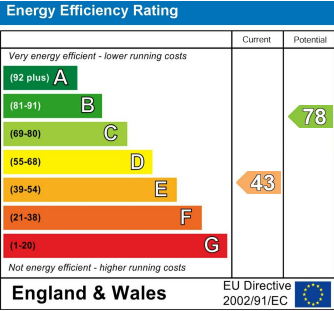
The vendor has advised the following:

Property Tenure is Freehold

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.



West Holme Gardens, Nottingham, NG8 3NY

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

hucknaloffice@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.