

HoldenCopley

PREPARE TO BE MOVED

Britannia Avenue, Basford, Nottinghamshire NG6 0EA

Asking Price £235,000

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DETACHED THREE-BEDROOM HOUSE...

This three-bedroom detached house offers a fantastic opportunity for comfortable living in a convenient location. Situated close to a variety of local amenities, including shops, schools and excellent transport links. The ground floor begins with an entrance hall, leading to a kitchen designed to meet your culinary needs. Adjacent is a spacious reception room with ample space for both relaxation and dining, making it perfect for everyday living and entertaining. Upstairs, the property features two double bedrooms, a single bedroom and a three-piece bathroom suite completes the upper level. Externally, the front of the property benefits from a driveway offering off-road parking, access to the garage, and a neatly arranged garden with plants and shrubs. To the rear, the low-maintenance garden features a patio area and an artificial lawn, creating a practical outdoor space suitable for entertaining or relaxing.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Low-Maintenance Rear Garden
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed







GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Kitchen

10'6" x 9'3" (3.22m x 2.82m)

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, space and plumbing for a washing machine, a freestanding range cooker, partially tiled walls, a radiator, tiled flooring and a UPVC double-glazed window to the front elevation.

Living Room

15'7" x 12'5" (4.75m x 3.81m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace, an in-built storage cupboard, two UPVC double-glazed windows to the rear elevation and double French doors opening out 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

12'9" x 9'4" (3.89m x 2.86m)

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

Bedroom Two

15'3" x 8'3" (4.65m x 2.53m)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to front and rear elevations.

Bedroom Three

13'6" x 7'4" (4.12m x 2.26m)

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

Bathroom

10'7" x 4'11" (3.25m x 1.50m)

The bathroom has a low level dual flush W/C, a wash basin, a double-ended bath with central taps and an electric shower fixture, an in-built storage cupboard, partially tiled walls, a heated towel rail, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, gated access to the rear garden, decorative stones with a range of plants and shrubs.

Garage

15'5" x 8'5" (4.71m x 2.57m)

The garage has courtesy lighting, power supply, a wall-mounted boiler, a single UPVC door providing access to the rear garden and an electric up-and-over door.

Rear

To the rear is an enclosed low-maintenance garden with a paved patio area, a gravel patio area, an artificial lawn, a wall-mounted awning, a shed and fence paneling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

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 – No

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.

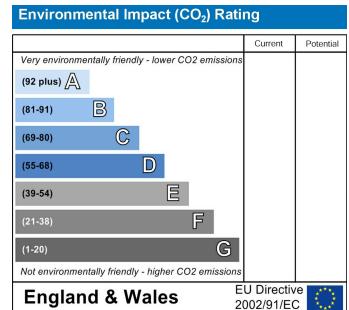
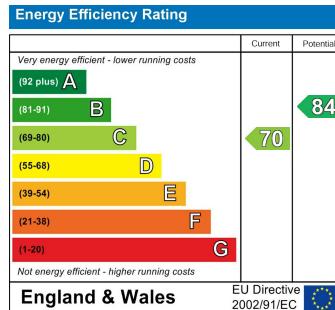
The vendor has advised the following:

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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