

HoldenCopley

PREPARE TO BE MOVED

Christina Crescent, Cinderhill, Nottinghamshire NG6 8SH

Guide Price £220,000

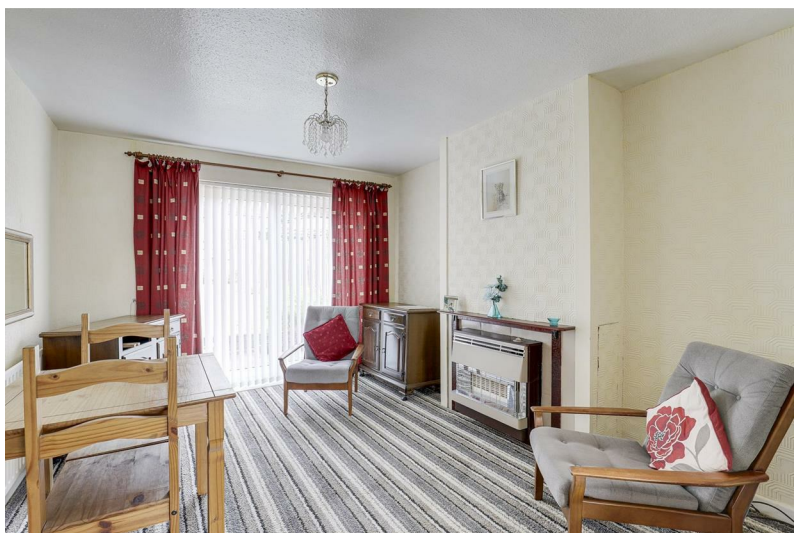
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DETACHED HOME WITH NO UP WARD CHAIN...

This three-bedroom detached house offers a fantastic opportunity for a wide range of buyers – whether you're looking to take your first step onto the property ladder, searching for your next family home, or even seeking a project with potential. Offered to the market with no upward chain, this well-proportioned home is bursting with potential and is ready for you to put your own stamp on it. Upon entering, you are welcomed by a spacious entrance hall. The ground floor features a generously sized living room, which flows seamlessly into a bright dining room via an open archway – perfect for entertaining or family meals – with sliding glass patio doors that open out onto the rear garden. Completing the ground floor is a fitted kitchen offering plenty of storage space, including a built-in pantry, ideal for keeping things neat and organised. Upstairs, the first floor hosts two good-sized double bedrooms, along with a comfortable single room that would make a perfect nursery, dressing room or home office. These rooms are all serviced by a family bathroom and a separate W/C, adding extra convenience for busy households. Outside, the property stands proudly on a well-kept plot with a neatly presented front garden and a driveway providing off-street parking. To the rear, you'll find a private and sunny south-facing garden, complete with a patio seating area, a well-maintained lawn, a garden shed, and access to a single garage, all surrounded by secure fence-panelled boundaries – ideal for children, pets, or simply enjoying a quiet morning coffee. Located in a sought-after residential area, this home benefits from being within easy reach of local shops, schools, and excellent transport links to the City Centre and beyond – making it both a convenient and desirable location to call home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Receptions Rooms
- Fitted Kitchen
- Bathroom & Separate W/C
- Driveway
- South-Facing Garden
- No Upward Chain
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

14'11" x 6'2" (4.55m x 1.90m)

The entrance hall has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access to the accommodation.

Living Room

12'8" x 12'5" (3.88m x 3.79m)

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

Dining Room

12'5" x 12'5" (3.79m x 3.79m)

The dining room has carpeted flooring, a fireplace, a radiator, and sliding patio doors opening out to the rear garden.

Kitchen

8'11" x 8'0" (2.74m x 2.44m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer, an integrated oven with a ceramic hob, space and plumbing for a washing machine, tiled flooring, tiled walls, coving to the ceiling, a built-in pantry, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

9'1" x 8'7" (2.78m x 2.64m)

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

Master Bedroom

13'3" x 12'6" (4.05m x 3.83m)

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

Bedroom Two

11'11" x 10'1" (3.65m x 3.08m)

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

Bedroom Three

8'8" x 7'9" (2.66m x 2.37m)

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

Bathroom

6'0" x 5'8" (1.85m x 1.73m)

The bathroom has a wash basin, a panelled bath, a wall-mounted electric shower with a handheld showerhead, a radiator, vinyl flooring, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

W/C

5'8" x 2'4" (1.75m x 0.73m)

This space has a mid-level flush W/C, carpeted flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, a well-maintained lawn, and fenced panelled boundaries.

Rear

To the rear of the property is an enclosed south-facing garden featuring a patio area, a lawn, various plants and shrubs, a garden shed, access to the garage, external lighting, and fenced panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, CityFibre, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal – Good 4G/5G Coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – Asbestos in the garage

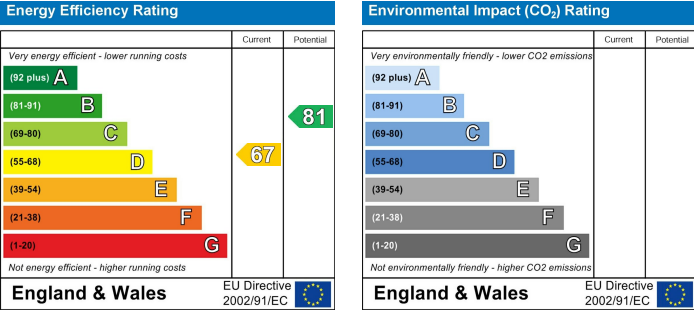
DISCLAIMER

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.

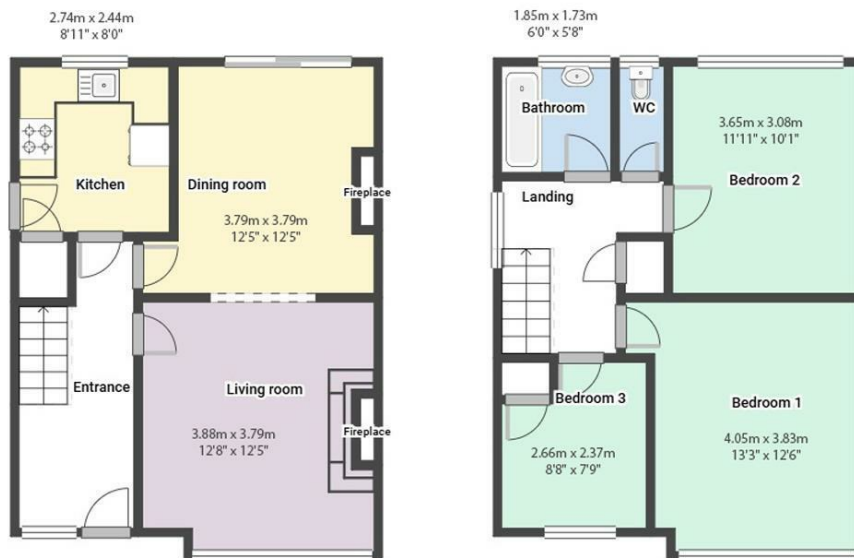
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



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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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