

HoldenCopley

PREPARE TO BE MOVED

Welstead Avenue, Aspley, Nottinghamshire NG8 5NS

Asking Price £190,000

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NO UPWARD CHAIN...

This fully renovated three-bedroom end-terraced house is perfect for first-time buyers, offering a move-in-ready opportunity with the added benefit of no upward chain. Conveniently located close to local amenities, including shops, schools, and excellent commuting links. The ground floor features an entrance hall leading to an inviting reception room. The heart of the home is the brand-new kitchen diner, designed with ample space for cooking and dining. Upstairs, the property boasts two double bedrooms, a single bedroom and a stylish four-piece bathroom suite. Outside, the front of the property includes a driveway for off-road parking and a lawned garden complemented by plants and shrubs. To the rear, a low-maintenance garden offers a patio seating area and a selection of plants and shrubs, providing an ideal space for enjoying the outdoors.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway
- Fully Renovated Throughout
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'2" x 2'9" (1.28m x 0.84m)

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

Living Room

14'2" x 11'0" (4.34m x 3.36m)

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

Kitchen Diner

17'5" x 8'4" (5.31m x 2.56m)

The kitchen diner 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, an integrated oven, hob & extractor fan, partially tiled walls, a radiator, vinyl flooring, an in-built storage cupboard, three UPVC double-glazed windows to the rear elevation and a single door providing access into the accommodation.

FIRST FLOOR

Landing

4'8" x 6'0" (1.44m x 1.85m)

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

Master Bedroom

9'7" x 10'5" (2.92m x 3.18m)

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

Bedroom Two

9'2" x 10'0" (2.81m x 3.05m)

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

6'8" x 5'2" (2.05m x 1.60m)

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

Bathroom

7'6" x 6'9" (2.31m x 2.07m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with an overhead rainfall showerhead and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, waterproof boarding, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, a lawn, a range of plants and shrubs, access to the rear garden and fence paneling boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a variety of plants and shrubs, a shed and fence paneling boundaries.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

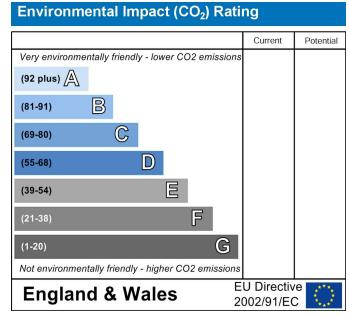
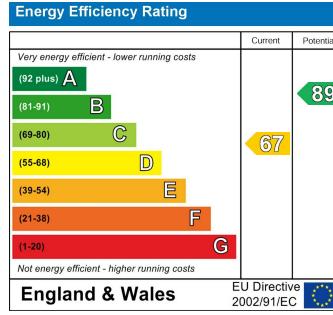
Flood Risk – No flooding in the past 5 years

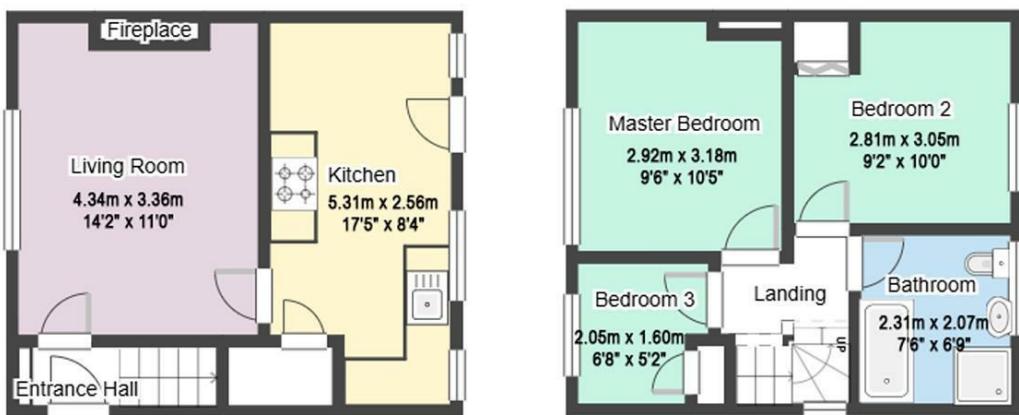
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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