

# HoldenCopley

PREPARE TO BE MOVED

Gothic Close, Basford, Nottinghamshire NG6 0NU

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Guide Price £180,000 - £200,000

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CLOSE TO LOCAL AMENITIES...

This well-maintained three-bedroom semi-detached house is an excellent choice for first-time buyers or families seeking a home in a quiet cul-de-sac. Offering both convenience and comfort, the property is within easy reach of local amenities, excellent transport links, and just a short distance from City Hospital, the City Centre, and nearby universities, making it ideal for commuting. The ground floor features a welcoming entrance hall leading to a bright living room and a well-equipped kitchen. Upstairs, three bedrooms are complemented by a three-piece bathroom suite. Outside, the property benefits from a driveway at the front, providing off-road parking for two cars, while to the rear, a private, well-kept garden offers an inviting space to relax or entertain.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Well-Maintained Garden
- Two Sheds & Greenhouse
- Driveway
- Cul-De-Sac Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'4" x 4'3" (1.33m x 1.32m)

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

### Living Room

12'1" x 14'11" (3.70m x 4.56m)

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

### Kitchen

15'4" x 9'6" (4.68m x 2.91m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mono mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for an under-counter fridge and freezer, cushioned vinyl flooring, space for a dining / breakfast table, tiled splashback, a wall-mounted boiler, an in-built pantry cupboard, two radiators, two UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

## FIRST FLOOR

### Landing

7'8" x 5'11" (2.34m x 1.81m)

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

### Master Bedroom

8'10" x 11'0" (2.70m x 3.36m)

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

### Bedroom Two

11'4" x 8'8" (3.46m x 2.66m)

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

### Bedroom Three

6'4" x 8'3" (1.94m x 2.53m)

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

### Bathroom

6'0" x 6'5" (1.85m x 1.96m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, wood-effect vinyl flooring, a radiator, an electrical shaving point, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawned garden, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, a greenhouse, two sheds, an outdoor tap, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – Mostly 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 Area - Medium for surface water / very low risk for rivers & sea  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B  
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.

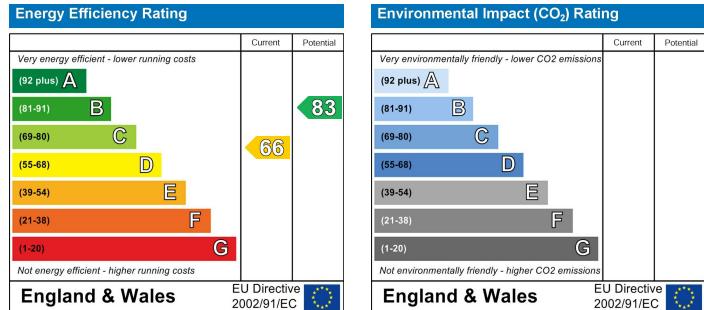
The vendor has advised the following:

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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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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