

HoldenCopley

PREPARE TO BE MOVED

Aitchison Avenue, Nottingham, Nottinghamshire NG15 6LP

Offers In Excess Of £250,000

Aitchison Avenue, Nottingham, Nottinghamshire NG15 6LP

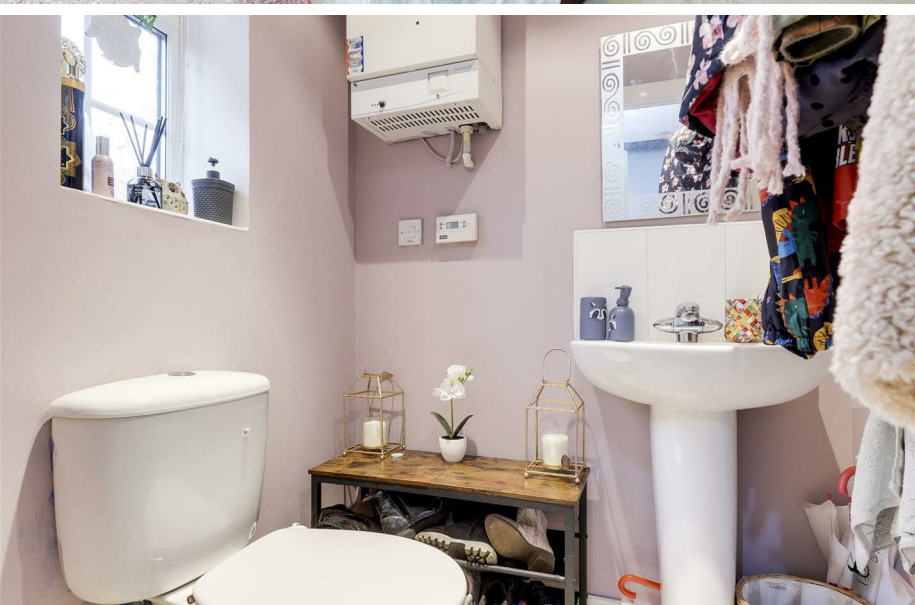
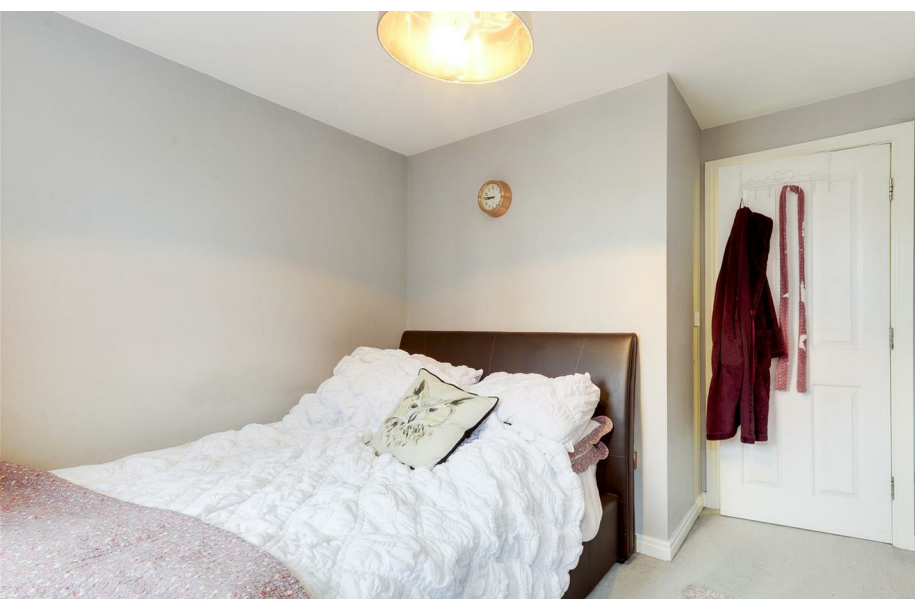


SPACIOUS FAMILY HOME...

This three-storey end town house is tucked away in a quiet residential area, yet remains within easy reach of local amenities and excellent transport links. Offering versatile living space, this property is ideal for a variety of buyers and must be seen to fully appreciate what it has to offer. On the ground floor, an entrance hall provides access to a convenient W/C and leads into a spacious open-plan kitchen and lounge/dining area. French doors from the dining space open out onto the rear garden, bringing in plenty of natural light and creating a seamless connection between indoor and outdoor living. The first floor features two double bedrooms, one of which is currently being used as a living room, alongside a three-piece bathroom suite. The second floor offers a further two double bedrooms, with the main bedroom benefiting from fitted wardrobes and a private en-suite. Externally, the front of the property features a low-maintenance gravelled area, while the rear garden is fully enclosed and thoughtfully designed. It includes a patio, lawn, raised planted borders, an additional patio area, a fence-panelled boundary, and gated access to a detached garage.

MUST BE VIEWED





- End Town House
- Spans Over Three Storey
- Four Bedrooms
- Open Plan Kitchen Lounge
Diner
- Three-Piece Bathroom Suite &
Ground Floor W/C
- En-Suite To The Master
Bedroom
- Driveway & Garage
- Enclosed Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'6" x 4'6" (1.69 x 1.39)

The entrance hall has a UPVC double glazed window to the front elevation, a radiator, tiled flooring, carpeted stairs, and a composite door providing access into the accommodation.

W/C

4'8" x 4'3" (1.43 x 1.32)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush WC, a pedestal wash basin with a tiled splashback, a wall-mounted boiler, a radiator, and tiled flooring.

Kitchen/Lounge/Diner

27'1" x 12'5" (8.28 x 3.80)

The open plan kitchen/lounge/diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, a range cooker with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, recessed spotlights, two radiators, a TV point, space for a dining table, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'7" x 6'3" (2.02 x 1.91)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Living Room / Bedroom Four

14'0" x 12'5" (4.28 x 3.81)

The living room/fourth bedroom has two UPVC double glazed windows to the front elevation, two radiators, a TV point, and carpeted flooring.

Bedroom Three

12'4" x 10'7" (3.78 x 3.24)

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

Bathroom

8'8" x 5'6" (2.65 x 1.70)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall shower fixture and shower screen, a shaver socket, a radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Landing

12'5" x 6'2" (3.81 x 1.88)

The landing has carpeted flooring, an in-built cupboard, access into the boarded loft with lighting via a pull-down ladder, and access to the second floor accommodation.

Master Bedroom

14'0" x 10'0" (4.29 x 3.06)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

En-Suite

6'1" x 6'0" (1.87 x 1.84)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a shaver socket, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

Bedroom Two

12'5" x 10'9" (3.80 x 3.29)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a gravelled area.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a raised planted border, a further patio area, a fence panelled boundary, and gated access to the detached garage.

Garage

The garage has an up-and-over door, and ample storage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 - Ashfield District 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.

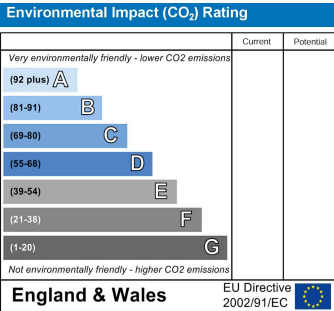
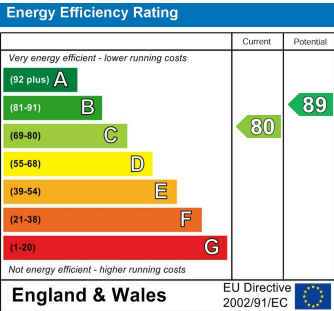
The vendor has advised the following:

Property Tenure is Freehold

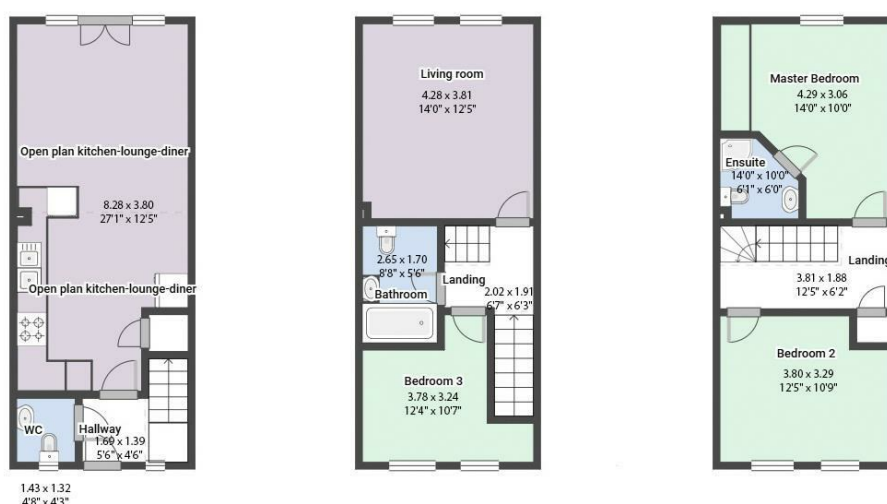
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Aitchison Avenue, Nottingham, Nottinghamshire NG15 6LP



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

hucknalloffice@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.