

HoldenCopley

PREPARE TO BE MOVED

Tewkesbury Drive, Basford, Nottinghamshire NG6 0DJ

Guide Price £240,000 - £250,000

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WELL CONNECTED LOCATION...

We are delighted to present this semi-detached house to the market. Ideally positioned, the property is within easy walking distance of a tram stop, City Hospital, a nearby playing park, and a range of convenient local shops and amenities, as well as being well placed for excellent schools and public transport links. The ground floor features a welcoming entrance hall leading through to a bright and spacious living room, which flows seamlessly into a modern open-plan breakfast kitchen with direct access to the rear garden. Also on this level is a versatile room, currently used as a utility/study, along with a contemporary three-piece shower room. To the first floor are three well-proportioned bedrooms, all serviced by an additional bathroom. Externally, the property enjoys an enclosed front garden with a lawn, fence-panel boundaries and gated access to a shared driveway. To the rear is a private, enclosed garden with a paved seating area, lawn, shed and fenced boundaries, creating an ideal space for both relaxation and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen & Living Room
- Utility / Study Area
- Ground Floor Shower Suite
- Three-Piece Bathroom Suite
- Shared Driveway
- Enclosed Front & Rear Garden
- Popular Location Near City Hospital, Park, Tram Stop & Convenient Stores
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'10" x 13'10" (2.09m x 4.22m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built under stair cupboard, recessed spotlights and a UPVC door providing access into the accommodation.

Kitchen / Living Room

31'4" x 10'2" (9.56m x 3.12m)

The living room has a UPVC double glazed window to the front elevation, recessed spotlights, a radiator, a TV point, wood-effect flooring, and open plan to the kitchen which has a range of fitted base and all units, with worktops and a breakfast bar island, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a five ring gas hob with an extractor fan, a radiator, recessed spotlights, wood-effect flooring, and double French doors opening out to the rear garden.

Utility / Study Room

8'7" x 6'4" (2.62m x 1.94m)

The utility / study room has a UPVC double glazed window to the side elevation, a radiator, a fitted wall unit and worktop, space and plumbing for a washing machine, space for a tumble dryer, and wood-effect flooring.

Shower Room

6'2" x 6'2" (1.89m x 1.88m)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C and a bidet shower hose, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a panelled vertical radiator, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

6'3" x 6'11" (1.92m x 2.12m)

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

Master Bedroom

10'5" x 13'1" (3.20m x 3.99m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, an original feature fireplace, and carpeted flooring.

Bedroom Two

12'0" x 10'5" (3.66m x 3.19m)

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

Bedroom Three

6'11" x 7'2" (2.11m x 2.19m)

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

Bathroom

8'5" x 6'10" (2.59m x 2.09m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level dual flush W/C combined with a vanity unit wash basin, a panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, in-built cupboards, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn with a fence panelling boundary, and gated access to a shared driveway.

Rear

To the rear of the property is an enclosed garden with a paved seating area, a lawn, a shed, and fence panelled boundary.

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

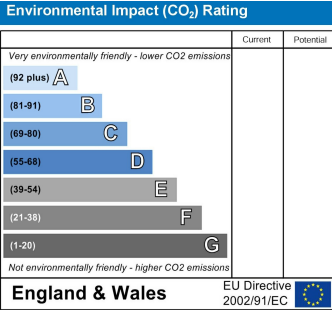
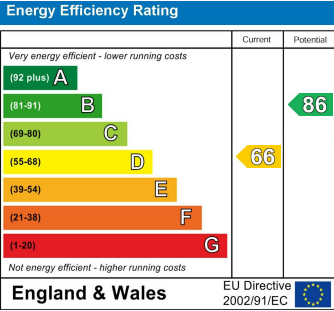
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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This floorplan is for illustrative purposes only.

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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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