

HoldenCopley

PREPARE TO BE MOVED

Saxondale Drive, Bulwell, Nottinghamshire NG6 9EG

£180,000

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IDEAL FOR FIRST-TIME BUYERS...

This modern and well-presented three-bedroom end-terrace house is the perfect move-in ready home for first-time buyers. Ideally situated close to a variety of local amenities including shops, schools, and convenient commuting links. Upon entering, the entrance hall leads to a tastefully decorated reception room, ideal for relaxing or entertaining guests. The contemporary kitchen is fully equipped to meet all your culinary needs, complemented by a handy ground floor W/C for added convenience. Upstairs, the home features two spacious double bedrooms, a well-proportioned single bedroom, and a stylish family bathroom, all finished to a high standard. Externally, the property offers a driveway with off-road parking and the added benefit of an EV charging point. To the rear, a fully enclosed garden provides a peaceful outdoor space, complete with a patio seating area and a useful garden shed. A recently installed boiler further enhances the property's appeal and energy efficiency.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Well-Presented Reception Room
- Modern Kitchen
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- Move-In Ready
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'6" x 2'9" (1.38m x 0.85m)

The entrance hall has laminate wood-effect flooring, carpeted stairs and a single composite door providing access into the accommodation.

Living Room

11'4" x 14'6" (3.47m x 4.43m)

The living room has laminate wood-effect flooring, a radiator, a recessed chimney breast alcove with a wooden mantel and a UPVC double-glazed window to the front elevation.

Kitchen

17'5" x 8'4" (5.32m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, gas ring hob, a freestanding washing machine, fridge & freezer, a radiator, partially tiled walls, recessed spotlights, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

2'7" x 4'6" (0.81m x 1.39m)

This space has a low level dual flush W/C, a wash basin with a tiled splash back, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

3'5" x 6'3" (1.06m x 1.92m)

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

Master Bedroom

9'8" x 10'2" (2.95m x 3.12m)

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

Bedroom Two

9'3" x 10'0" (2.82m x 3.07m)

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

Bedroom Three

6'11" x 7'10" (2.11m x 2.41m)

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

Bathroom

6'2" x 6'9" (1.90m x 2.08m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-road parking, an EV charging point, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a shed, a gravelled border and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & 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

DISCLAIMER

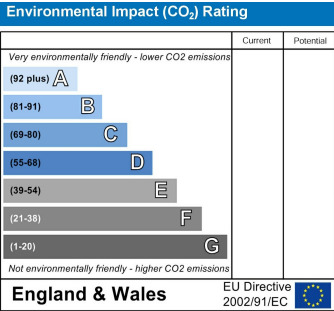
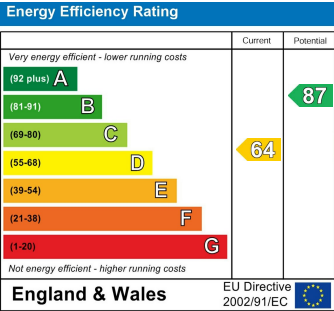
Council Tax Band Rating -Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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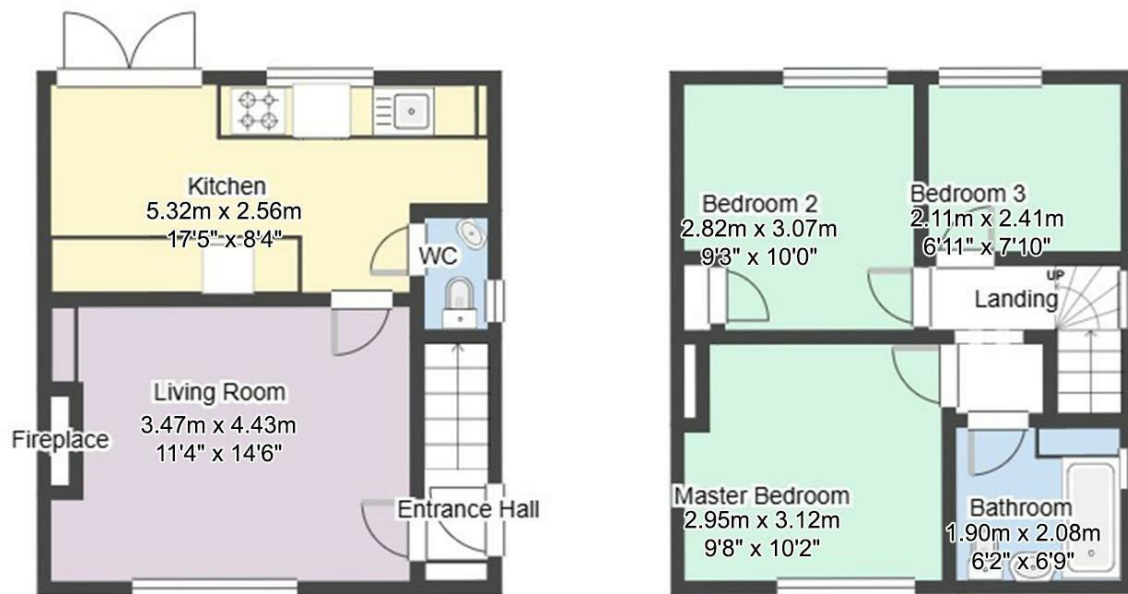
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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