

# HoldenCopley

PREPARE TO BE MOVED

Roderick Street, Highbury Vale, Nottinghamshire NG6 0BP

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Offers Over £140,000

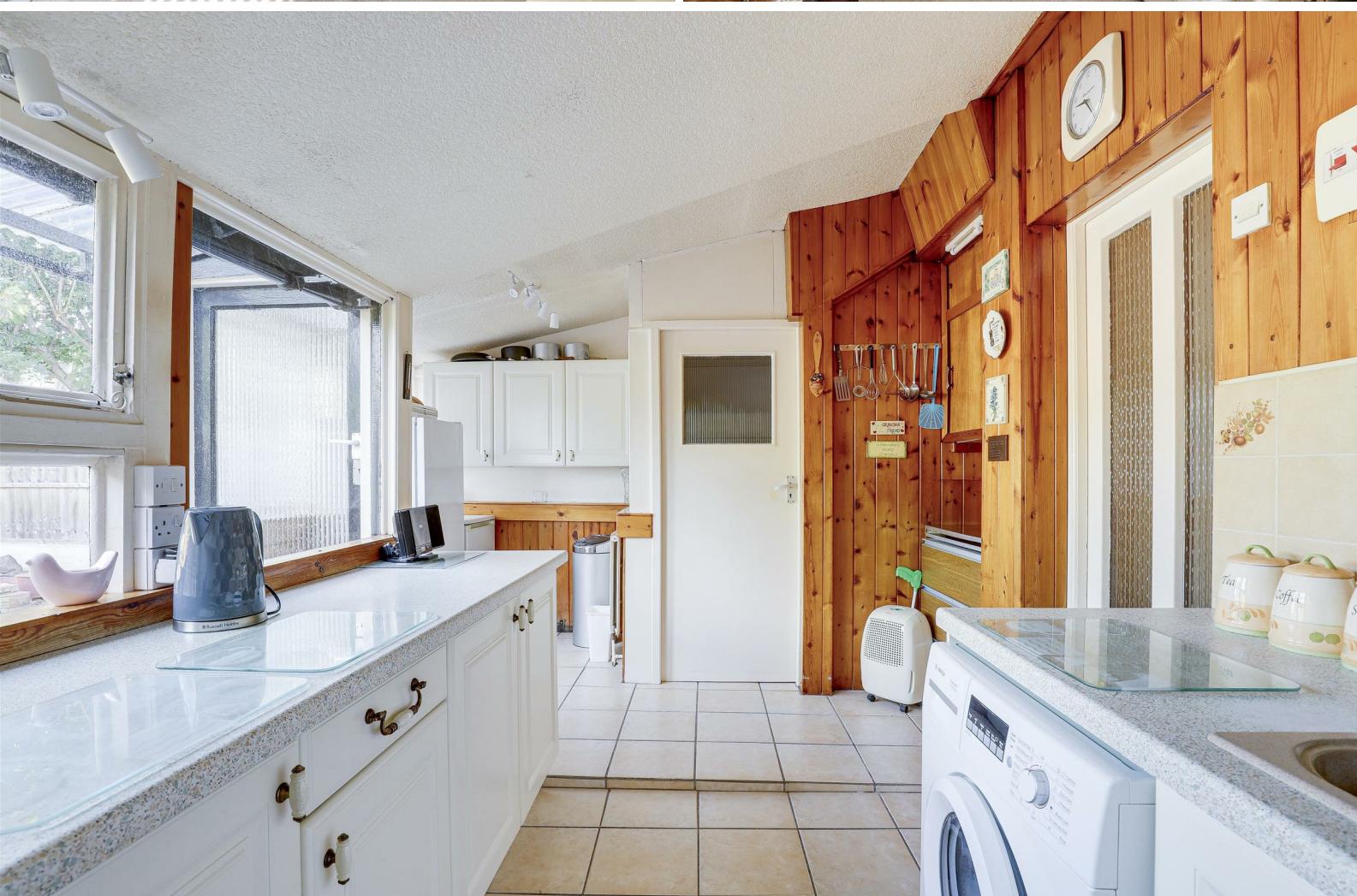
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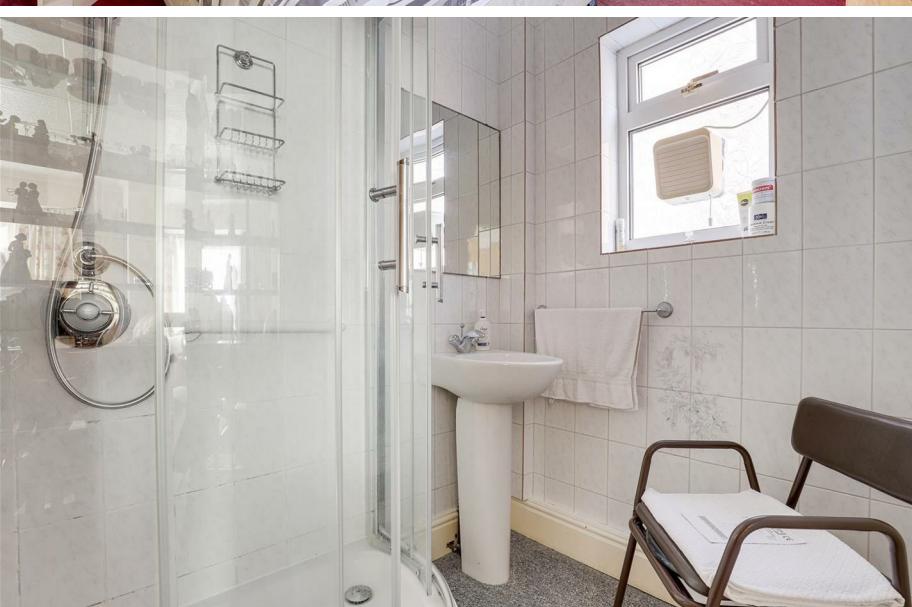


NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, perfectly located close to a range of local amenities, including shops, schools, and excellent transport links. This property is ideal for buyers looking to put their own stamp on a home and is being sold with no upward chain. The ground floor comprises an inviting entrance hall, a spacious lounge diner perfect for family living, a fitted kitchen, a convenient ground floor two-piece bathroom suite, and a separate W/C. Upstairs, you will find three well-proportioned bedrooms. Outside, the front of the property features an enclosed garden with side access to the rear. The rear garden is designed for low-maintenance living, offering a patio area, gravelled planted borders, two storage sheds, and a secure fence panelled boundary.

NO UPWARD CHAIN...





- Semi Detached House
- Three Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

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

### Lounge Diner

24'4" x 12'10" (7.42m x 3.93m)

The lounge diner has a UPVC double glazed bay window to the front elevation and a window to the kitchen, two radiators, a TV point, a feature fireplace, and in-built cupboard, coving to the ceiling, and carpeted flooring.

### Kitchen

16'9" x 10'6" (5.11m x 3.21m)

The kitchen has a range of fitted base and wall units with worktops, a Astracast sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, timber frame windows to the rear elevation, and a timber framed door opening to the rear garden.

### Hall

The hall has tiled flooring.

### W/C

This space has a UPVC double glazed obscure window to the side elevation, a concealed flush W/C, partially tiled walls, and tiled flooring.

### Bathroom

6'3" x 4'10" (1.91m x 1.49m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, and carpeted flooring.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'11" x 11'2" (3.95m x 3.41m)

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

### Bedroom Two

11'3" x 9'5" (3.45m x 2.88m)

The second bedroom has a double glazed aluminium framed window window to the rear elevation, a radiator, a range of fitted wardrobes, coving to the ceiling, and carpeted flooring.

### Bedroom Three

7'10" x 6'3" (2.39m x 1.93m)

The third bedroom has a double glazed aluminium framed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is an enclosure garden with access to the rear garden.

### Rear

To the rear of the property is an enclosed low-maintenance garden with a patio, gravelled planted borders, two sheds, and a 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 1000Mbps and Upload Speed 220Mbps

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

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.

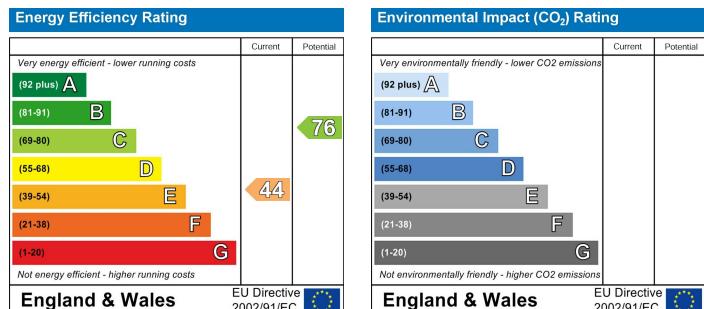
The vendor has advised the following:

Property Tenure is Freehold

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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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