

# HoldenCopley

PREPARE TO BE MOVED

Ladbrooke Crescent, Cinderhill, Nottinghamshire NG6 0GP

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£225,000



Ladbrooke Crescent, Cinderhill, Nottinghamshire NG6 0GQ





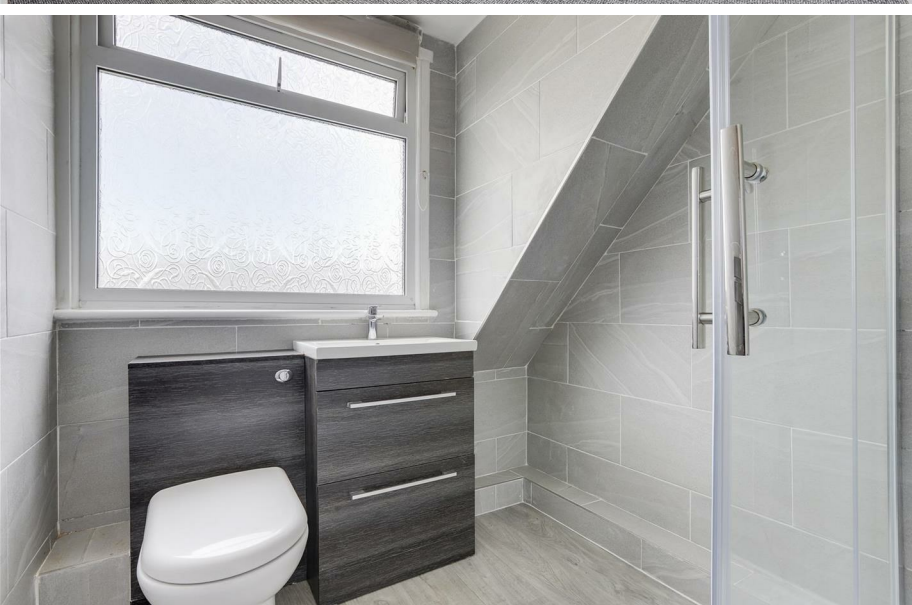
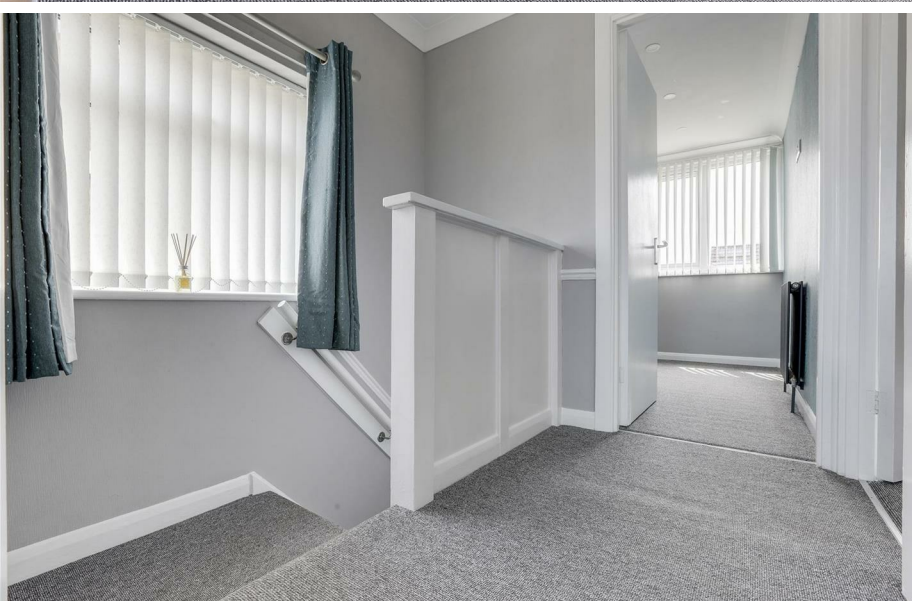
## NO UPWARD CHAIN...

This well presented semi-detached house is perfectly situated in a sought after area, offering excellent transport connections and close proximity to a range of local amenities including shops, schools, and more. Being sold with no upward chain, this property presents an ideal opportunity for a variety of buyers. The accommodation briefly comprises a welcoming porch and entrance hall, leading into a spacious living room that leads though to the dining room. The dining room provides access to the rear garden and connects to the fitted kitchen, which in turn benefits from a rear porch offering further access to the garden. Upstairs, there are three bedrooms alongside a modern three-piece shower room. Externally, the front garden includes a lawn with thoughtfully planted bushes and plants, a gravelled area, a driveway, and gated side access to the rear garden. The enclosed rear garden features a patio, lawn, various shrubs and bushes, a fenced boundary for privacy, and direct access to the garage. This property is well suited to families, first-time buyers, or those looking for a convenient location with good transport links and local facilities on the doorstep.

## MUST BE VIEWED







- No Upward Chain
- Refurbished Semi-Detached House
- Re-Wired Throughout & New Fuse Board
- USB Points
- Well Presented Throughout
- New Radiators
- Good Sized Enclosed Rear Garden
- Garage & Off-Street Parking
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

7'2" x 2'5" (2.19m x 0.75m )

The porch has wood-effect flooring, UPVC double glazed surround, and a UPVC door opening out to the front garden.

Entrance Hall

6'9" x 2'10" (2.08m x 0.87m )

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, a dado rail, a radiator, and a composite door providing access into the accommodation.

Living Room

13'6" x 12'10" (4.12m x 3.92m )

The living room has two UPVC double glazed windows to the front elevation, a vertical radiator, a feature fire surround, a TV point, an under-stairs cupboard, coving to the ceiling, wood-effect flooring, and access into the dining room.

Dining Room

10'9" x 8'10" (3.29m x 2.70m )

The dining room has a UPVC double glazed window to the rear elevation, a vertical radiator, coving to the ceiling, wood-effect flooring, and a UPVC door opening to the rear garden.

Kitchen

10'8" x 7'4" (3.27m x 2.24m )

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and half with a drainer and mixer tap, an integrated oven, a ceramic hob and extractor fan, space and plumbing for a washing machine, an integrated wine cooler, a heated towel rail, coving to the ceiling, floor-to-ceiling tiling, wood-effect flooring, one UPVC double glazed window to the rear ,one wooden framed window to the side elevation, and a single door opening to the rear porch.

Rear Porch

6'11" x 2'5" (2.12m x 0.74m )

The rear porch has wood-effect flooring, UPVC double glazed surround, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

6'6" x 6'5" (max) (1.99m x 1.96m (max))

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a dado rail, access into the loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

12'10" x 9'11" (max) (3.93m x 3.03m (max))

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a TV point, recessed spotlights, coving to the ceiling, two fixed double wardrobes, and carpeted flooring.

Bedroom Two

10'11" x 9'11" (max) (3.34m x 3.03m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, recessed spotlights, coving to the ceiling, two fixed double wardrobes, and carpeted flooring.

Bedroom Three

9'10" x 6'5" (max) (3.01m x 1.98m (max))

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, coving to the ceiling, a bulk head storage area, and carpeted flooring.

Shower Room

7'2" x 6'3" (2.19m x 1.93m )

The shower room has a UPVC double glazed obscure window to the rear, a concealed dual flush W/C, a vanity unit with an integrated wash basin, a shower enclosure with a wall-mounted electric shower, a shower extractor fan, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring throughout

OUTSIDE

Front

To the front of the property is a lawn with planted bushes and plants, a gravelled area, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn, various planted shrubs and bushes, a fence panelled boundary, and access to the garage.

Garage

18'2" x 8'2" (5.56m x 2.50m )

The garage has a door opening to the rear garden, lighting, electrics, ample storage space, new metal roof, and an up-and-over door.

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 1000Mbps
- 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 issues
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

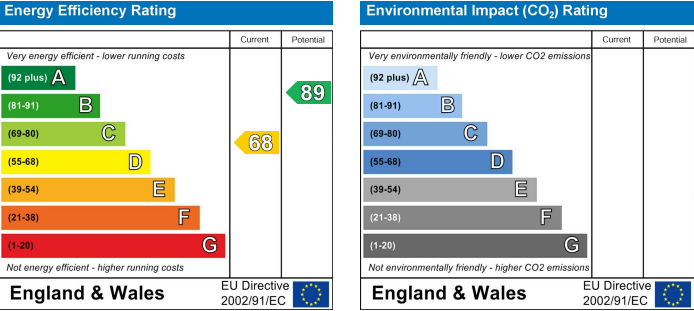
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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# Ladbroke Crescent, Cinderhill, Nottinghamshire NG6 0GP

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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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