

# HoldenCopley

PREPARE TO BE MOVED

Colchester Road, Strelley, Nottinghamshire NG8 6LB

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Guide Price £190,000

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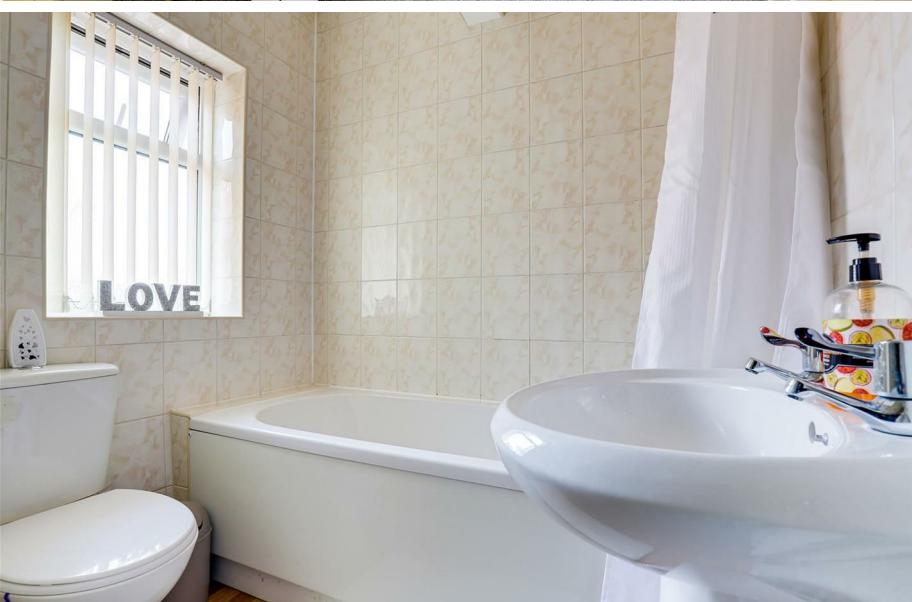
GUIDE PRICE £190,000 - £210,000

SPACIOUS SEMI-DETACHED HOUSE...

Welcome to this charming three-bedroom semi-detached house that effortlessly combines modern comfort with spacious elegance. As you step through the entrance, you are greeted by a generously sized living room, perfect for entertaining or relaxing with family. The ground floor also boasts a modern fitted kitchen, designed with both functionality and style in mind. Moving to the first floor, you'll find three well-appointed bedrooms, providing ample space for rest and rejuvenation. The three-piece bathroom suite adds a touch of luxury to everyday living. Outside, the property features a convenient driveway and a private, enclosed low-maintenance garden, offering a serene retreat for outdoor enjoyment. Situated in a convenient location close to many local amenities such as shops, eateries, the M1, excellent transport links into the City Centre and is within catchment area to great schools. This residence is a perfect blend of contemporary living and timeless appeal, making it an ideal home for those seeking comfort and convenience.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway
- Spacious Accommodation
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

4'3" x 2'9" (1.32m x 0.84m)

The entrance hall has carpeted flooring, a fitted storage cupboard and a single UPVC door providing access into the accommodation

### Living Room

11'11" x 14'10" (3.65m x 4.54m)

The living room has carpeted flooring, a recessed chimney breast alcove with a feature log burner and a decorative surround, a TV point, a radiator and a UPVC double glazed window to the front elevation

### Kitchen

18'0" x 8'7" (5.50m x 2.64m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a dining table, an in-built storage cupboard, tiled splashback, tiled flooring, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

## FIRST FLOOR

### Landing

2'9" x 5'7" (0.84m x 1.71m)

The landing has carpeted flooring, a window to the side elevation and provides access to the loft and first floor accommodation

### Master Bedroom

9'8" x 11'10" (2.95m x 3.61m)

The master bedroom has carpeted flooring, a radiator, picture rail and a UPVC double glazed window to the front elevation

### Bedroom Two

11'1" x 8'10" (3.40m x 2.70m)

The second bedroom has carpeted flooring, an in-built storage cupboard, a radiator, a picture rail and a UPVC double glazed window to the rear elevation

### Bedroom Three

8'11" x 8'1" (2.72m x 2.46m)

The third bedroom has carpeted flooring, a radiator, a picture rail and a UPVC double glazed window to the front elevation

### Bathroom

9'8" x 5'11" (maximum) (2.95m x 1.82m (maximum))

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, an in-built storage cupboard, a radiator, wood-effect flooring, tiled walls and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking and gated access to the rear garden

### Rear

To the rear of the property is a low-maintenance private enclosed garden with a stone paved patio area, a decked seating area, a summer house, a shed, courtesy lighting, an outdoor tap and panelled fencing

### 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.

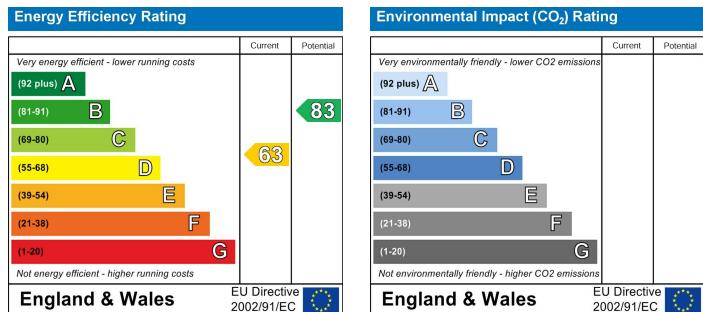
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I:  
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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.

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.





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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