

HoldenCopley

PREPARE TO BE MOVED

Woodland Avenue, Highbury Vale, Nottinghamshire NG6 9BY

Guide Price £170,000 - £180,000

Woodland Avenue, Highbury Vale, Nottinghamshire NG6 9BY

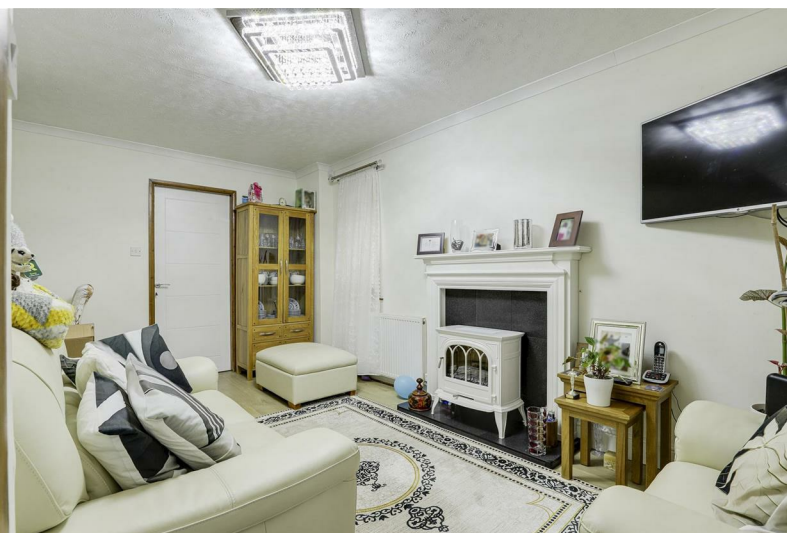


GUIDE PRICE £170,000 - £180,000

NO UPWARD CHAIN...

A well-presented two-bedroom semi-detached home, ideal for first-time buyers and offered to the market with no upward chain. The property is situated in a well-connected location, close to a range of local amenities including shops, along with excellent transport links via nearby bus routes and the tram network. The accommodation begins with an entrance hall providing access to a reception room with space for both relaxing and dining. This is followed by a modern fitted kitchen, offering practical space for everyday cooking. To the first floor are two good-sized bedrooms and a three-piece bathroom suite. Externally, the front of the property benefits from access to a shared driveway providing off-road parking for two vehicles, along with a lawned garden area. To the rear is an enclosed garden featuring a patio seating area and a lawn, creating a pleasant and manageable outdoor space.

MUST BE VIEWED!





- Semi-Detached House
- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Shared Driveway
- Enclosed Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 5'1" (1.19m x 1.55m)

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

Living Room

12'2" x 16'3" (3.71m x 4.95m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a featuremantelpiece and two UPVC double-glazed windows to the side and front elevations.

Kitchen

8'9" x 12'2" (2.67m x 3.71m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated range cooker, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'3" x 8'4" (1.91m x 2.56m)

The landing has carpeted flooring, a radiator, ceiling coving, access to the loft and access to the first floor accommodation.

Master Bedroom

10'5" x 12'2" max (3.18m x 3.71m max)

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

Bedroom Two

8'11" x 12'4" (2.72m x 3.76m)

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

Bathroom

5'8" x 6'3" (1.73m x 1.91m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, ceiling coving, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a shared driveway providing off-road parking, gated access to the rear garden, a lawn and hedge border boundaries.

Rear

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

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Virgin Media, Openreach, CityFibre
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 Smoking Zone
Other Material Issues – No

DISCLAIMER

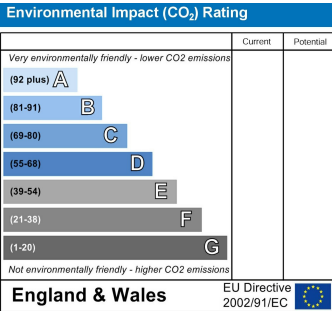
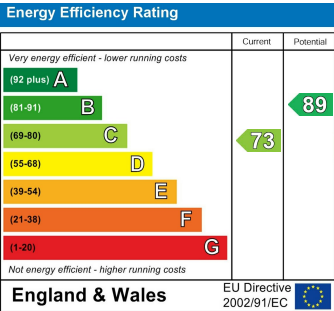
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Woodland Avenue, Highbury Vale, Nottinghamshire NG6 9BY

HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.