

HoldenCopley

PREPARE TO BE MOVED

Broxtowe Lane, Broxtowe, Nottinghamshire NG8 5NN

Offers Over £175,000

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PERFECT FOR FIRST TIME BUYERS...

This well presented two-bedroom end-terrace home is a perfect find for any first-time buyer looking for a property ready to move straight into. Stylish and modern throughout, this home is situated in a well-connected location just moments away from a range of local amenities, excellent transport links, shops, and great schools, making it ideal for families and professionals alike. To the ground floor, the property offers a spacious reception room featuring a multi-fuel burner, perfect for cosy evenings in. The heart of the home is the modern shaker-style kitchen-diner, boasting a pantry for additional storage and double French doors that open out to the generous rear garden. Upstairs, there are two good-sized double bedrooms, serviced by a stylish three-piece bathroom suite. The landing also provides access to the loft, offering further potential for storage or conversion. Outside, the property benefits from a block-paved driveway providing off-street parking for two vehicles and a front lawn. To the rear is a large, private south-facing garden, featuring a patio area, spacious lawn, and three garden sheds – perfect for outdoor entertaining. Although now expired planning permission was previously granted for a front porch and two-storey side extension, presenting a fantastic opportunity to extend and add further value in the future.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Spacious Reception Room With Multi-Fuel Burner
- Modern Fitted Kitchen-Diner
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking
- Large Private South-Facing Rear Garden
- Well-Presented Throughout
- Convenient Location
- Must Be Viewed







GROUND FLOOR

Living Room

17'5" x 10'9" (max) (5.31m x 3.28m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator, a recessed chimney breast alcove with a multi-fuel burner, recessed spotlights and a UPVC single door providing access into the accommodation.

Kitchen-Diner

17'3" x 8'5" (max) (5.26m x 2.57m (max))

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a sink and a half with a drainer, space for an under the counter fridge and freezer, wood-effect laminate flooring, a radiator, space for a dining table, partially tiled walls, access into the pantry, recessed spotlights, UPVC double-glazed windows to the rear elevation and UPVC double French doors providing access out to the garden.

Pantry

3'6" x 0'9" (1.08m x 0.23m)

FIRST FLOOR

Landing

7'10" x 5'5" (max) (2.40m x 1.67m (max))

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

Master Bedroom

14'0" x 9'6" (max) (4.27m x 2.90m (max))

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

Bedroom Two

9'11" x 9'1" (3.02m x 2.77m)

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

Bathroom

7'10" x 6'10" (2.39m x 2.08m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, vinyl-click herringbone style flooring, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway, a garden with a lawn and a single gate providing rear access.

Rear

To the rear is a private garden with fence panelled boundaries, a patio, outdoor tap, a lawn and three sheds.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

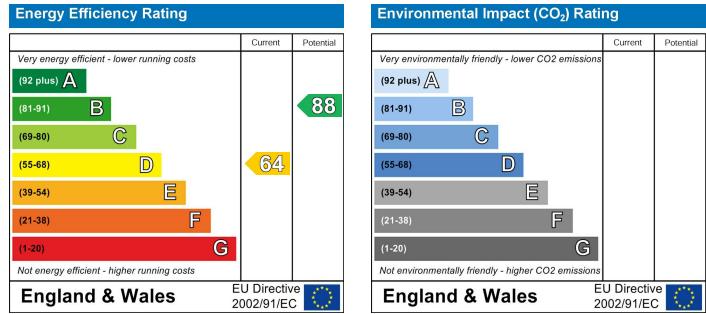
The vendor has advised the following:

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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