

HoldenCopley

PREPARE TO BE MOVED

Lewis Crescent, Annesley, Nottinghamshire NG15 0EJ

Guide Price £270,000

Lewis Crescent, Annesley, Nottinghamshire NG15 0EJ



WELL-PRESENTED DETACHED HOUSE...

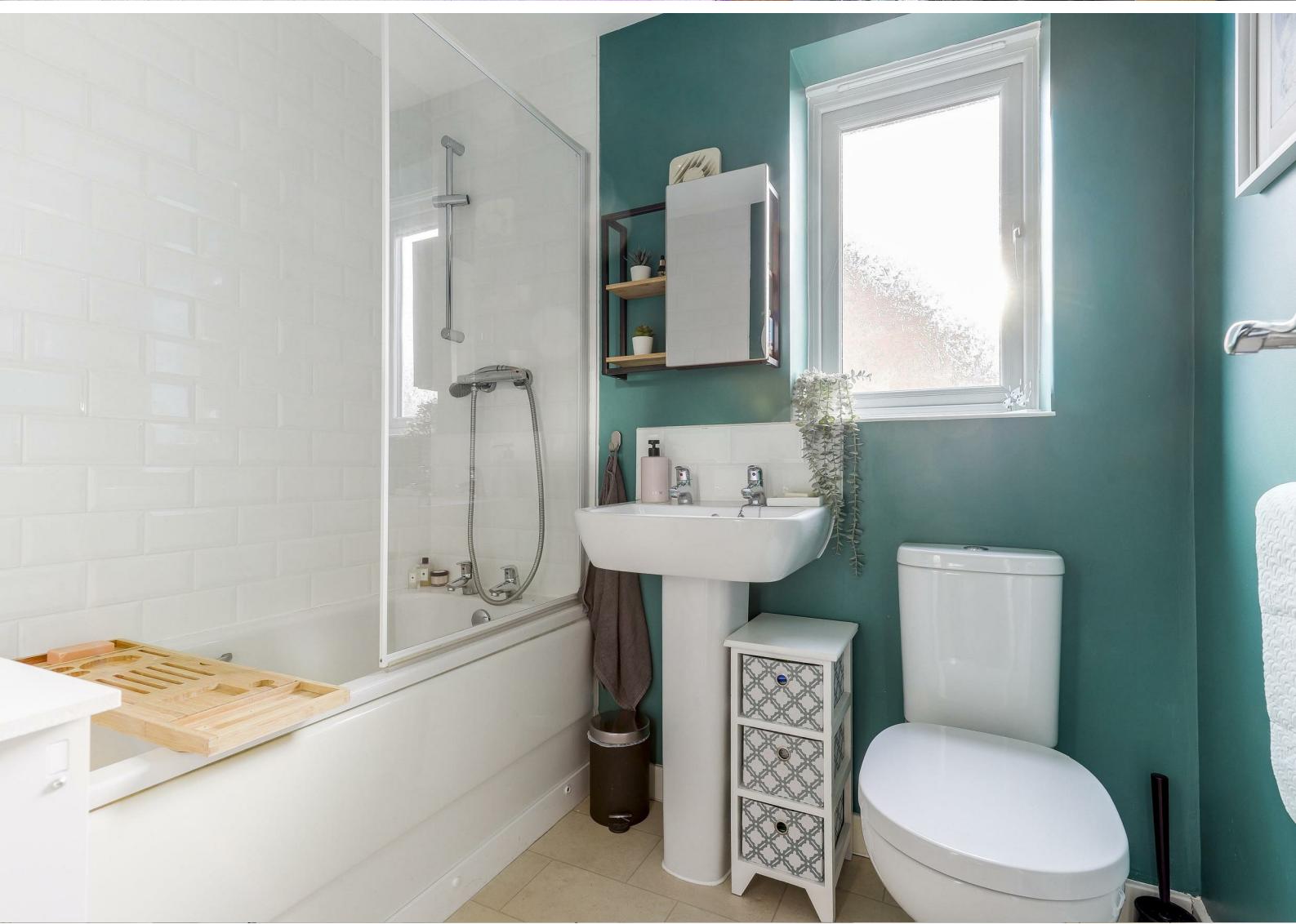
This well-presented detached house offers an excellent opportunity for a range of buyers looking to move straight in. Located within a small yet peaceful village, the property is positioned in a well-connected area and is conveniently situated close to a variety of local shops, great schools, and transport links. The ground floor accommodation comprises a welcoming reception room, a modern fitted kitchen-diner benefitting from double French doors opening out to the rear garden, a separate utility room, and a ground floor W/C. To the first floor are three well-proportioned bedrooms, with the master bedroom enjoying the added benefit of an en-suite, alongside a three-piece bathroom suite. Outside, the property benefits from a driveway to the side providing off-street parking, and a private rear garden featuring a block-paved patio seating area, a lawn, and a shed.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- One Reception Room
- Ground Floor W/C & Utility Room
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Connected Village Location
- Must Be Viewed





GROUND FLOOR

Hallway

13'9" x 6'8" (4.20m x 2.05m)

The hallway has a UPVC double-glazed window to the side elevation, wood-effect flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

Living Room

12'1" x 12'1" (3.94m x 3.70m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Kitchen-Diner

18'0" x 9'2" (5.49m x 2.81m)

The kitchen-diner has a range of gloss base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, wood-effect flooring, a radiator, space for a dining table, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

Utility Room

8'3" x 5'4" (2.53m x 1.63m)

The utility room has fitted gloss base and wall units with a worktop, space and plumbing for a washing machine and tumble dryer, wood-effect flooring, a radiator and a single UPVC door providing side access.

W/C

5'4" x 3'0" (1.63m x 0.92m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, tile-effect flooring and a radiator.

FIRST FLOOR

Landing

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

Master Bedroom

12'1" x 10'7" (3.94m x 3.23m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

4'7" x 3'11" (1.40m x 1.20m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower and tiled walls, tile-effect flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

9'8" x 9'6" (2.95m x 2.92m)

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

Bedroom Three

9'8" x 8'5" (2.95m x 2.59m)

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

Bathroom

6'11" x 5'6" (2.13m x 1.70m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower, a shower screen and tiled walls, tile-effect flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a driveway to the side of the property and a single wooden gate providing access to the private garden which features a block paved patio, a lawn, a shed, an outdoor tap, courtesy lighting and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard Download Speed 4 Mbps and Upload Speed 0.5 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



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