

# HoldenCopley

PREPARE TO BE MOVED

Neston Drive, Cinderhill, Nottinghamshire NG6 8PY

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Guide Price £180,000 - £200,000

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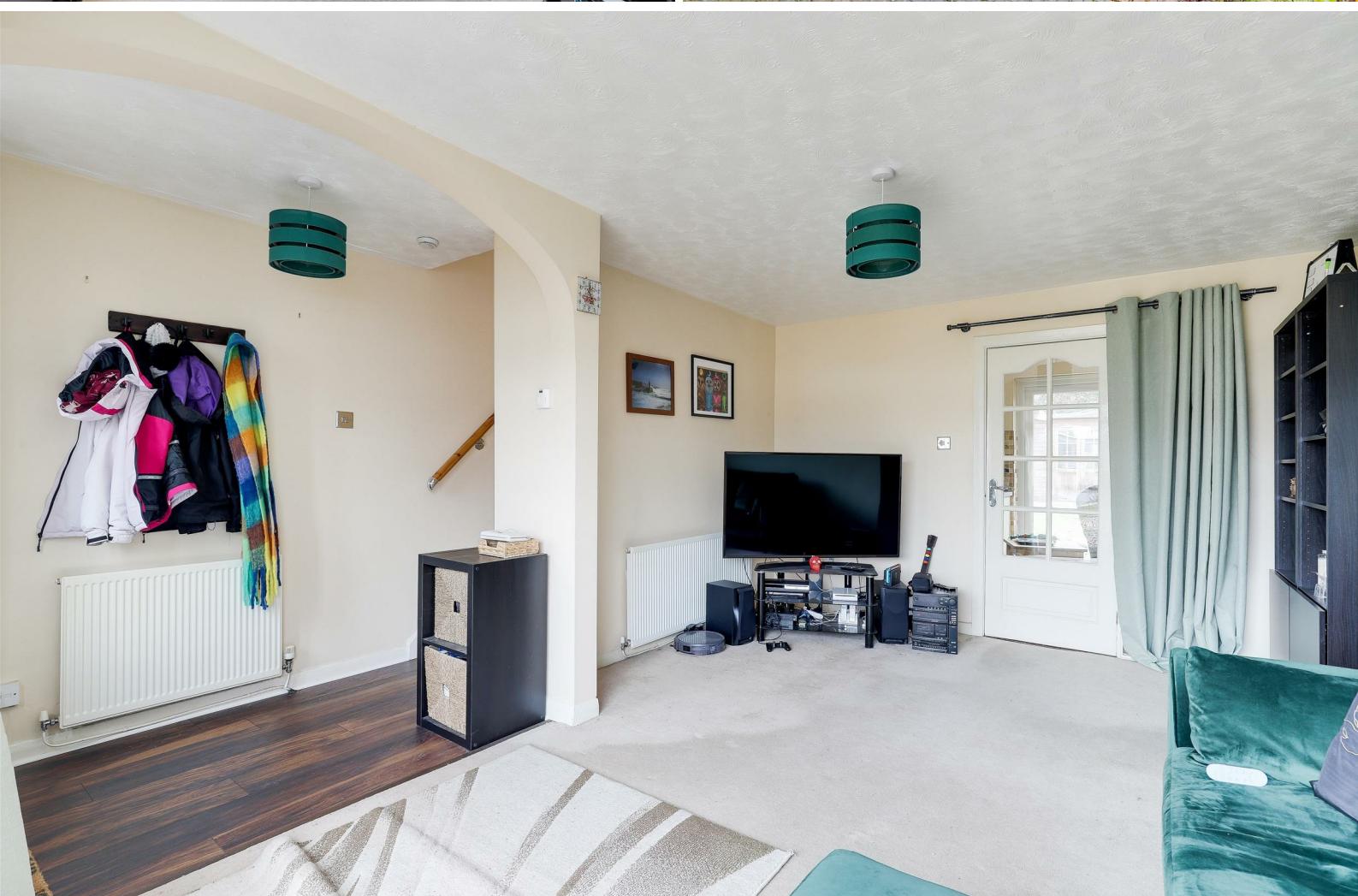


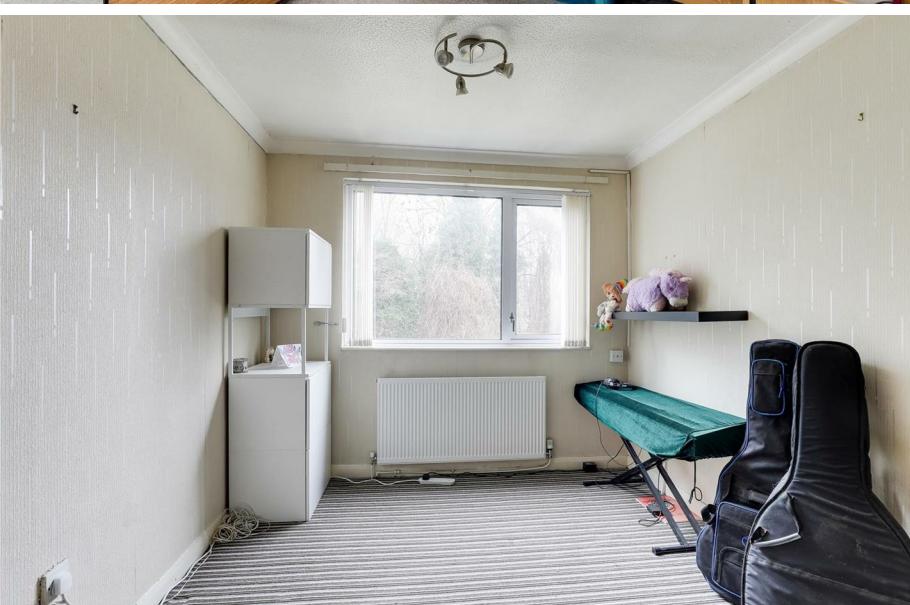
GUIDE PRICE: £180,000 - £200,000

PERFECT FIRST-TIME BUY...

Step into this three-bedroom semi-detached house, adorned with neutral decor throughout, creating a canvas for personalisation, and making it an ideal choice for any first-time buyer or savvy investor. Nestled in a convenient location, this residence is within easy reach of various local amenities, excellent transport links, including tram stops, and reputable schools. The ground floor welcomes you with an entrance hall that leads to a spacious living room featuring a full-height window, allowing an abundance of natural light to fill the space. The fitted kitchen diner offers a practical and stylish area for dining and culinary pursuits. Ascend to the first floor, where three well-proportioned bedrooms await, all serviced by a well-appointed bathroom suite. Outside, the front boasts a tandem driveway accommodating up to four cars, providing convenient off-road parking. To the rear, a private garden beckons, complete with a timber-built shed and a summer house.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Generous Sized Gardens
- Timber-Built Summer House & Separate Shed
- Large Driveway
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'7" x 4'1" (2.32 x 1.26)

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

### Living Room

15'5" x 11'7" (4.72 x 3.54)

The living room has a full height UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, and double doors leading into the kitchen diner.

### Kitchen Diner

14'10" x 8'9" (4.53 x 2.68)

The kitchen has a range of fitted base and wall units with worktops, a circular stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a dining table, an in-built open pantry cupboard with space for a fridge freezer, tiled splashback, coving to the ceiling, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

8'11" x 5'11" (2.74 x 1.81)

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

### Master Bedroom

12'8" x 8'7" (3.88 x 2.63)

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

### Bedroom Two

11'8" x 8'7" (3.57 x 2.63)

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

### Bedroom Three

9'5" x 5'11" (2.89 x 1.82)

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

### Bathroom

5'10" x 5'6" (1.78 x 1.68)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, fully tiled walls, wood-effect flooring, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a tandem driveway, a lawned garden, fence panelling, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a block-paved patio area and pathway, a lawn, an outdoor tap, a timber-built shed, courtesy lighting, a timber-built summer house, external power sockets, and fence panelled boundaries.

### 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.

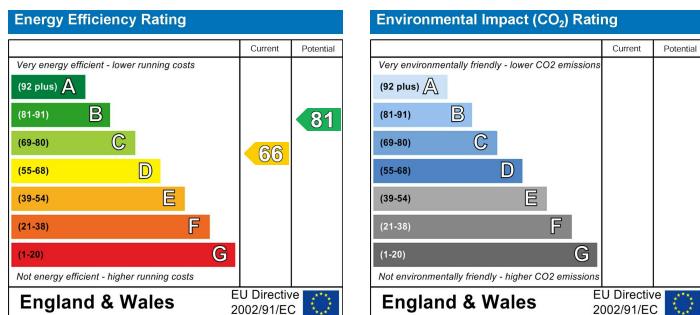
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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