

HoldenCopley

PREPARE TO BE MOVED

Trentham Gardens, Nottingham, Nottinghamshire NG8 3NF

£270,000

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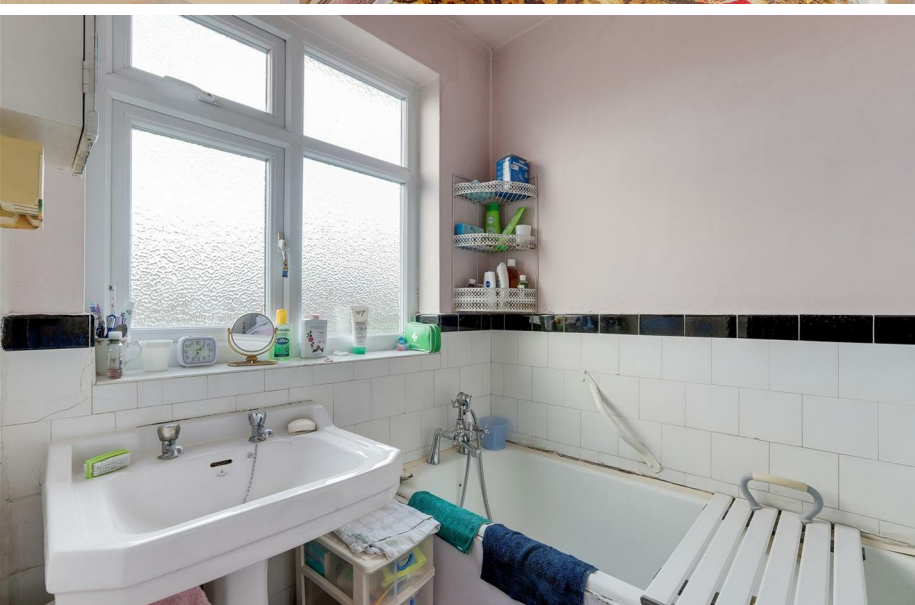
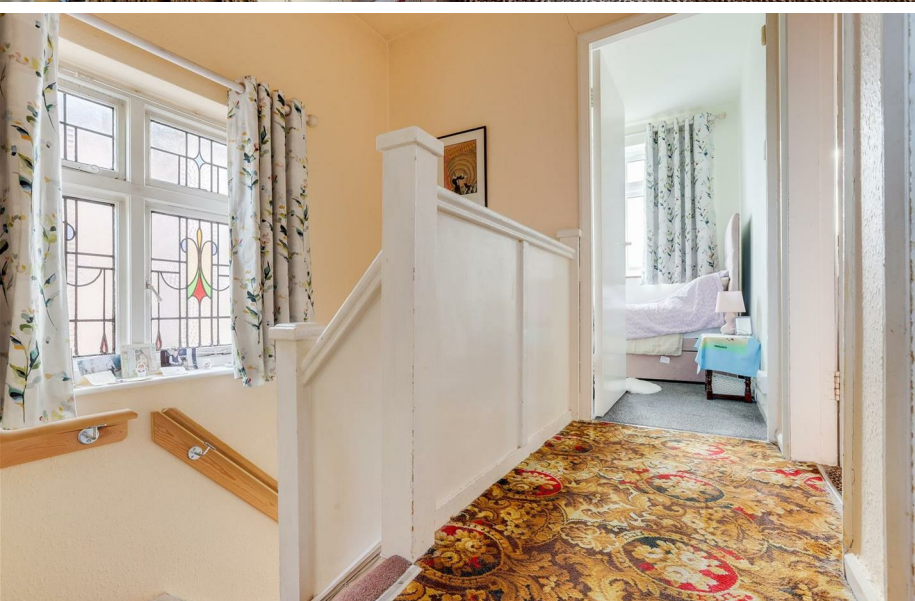


WELL CONNECTED AREA...

This detached house is situated in a sought-after area with easy access to local shops, schools, and a range of amenities, this detached house offers excellent transport links into Nottingham City Centre. Perfect for buyers looking to put their own stamp on a property, it boasts significant potential and versatile living space. The ground floor features a welcoming entrance hall leading to a bay-fronted living room, a separate dining room, and a kitchen with access to a handy pantry and the rear garden. Upstairs, there are three bedrooms, a two-piece bathroom suite, and a separate WC. Externally, the property benefits from a storm porch and a front garden with a lawn and planted borders. The rear garden is mature and well-maintained, featuring a variety of plants, shrubs, and bushes, as well as access to a garage and additional outdoor storage.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Garage
- Enclosed Rear Garden
- Well Connected Area
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'3" x 7'0" (max) (4.05m x 2.14m (max))

The entrance hall has carpeted flooring, a radiator, stained glass window windows to the front elevation, and a door providing access into the accommodation.

Living Room

12'8" x 10'11" (max) (3.88m x 3.34m (max))

The living room has a bay window to the front elevation, a feature fireplace, and carpeted flooring.

Dining Room

12'11" x 10'11" (max) (3.95m x 3.34m (max))

The dining room has carpeted flooring, coving to the ceiling, a feature fireplace, a radiator, windows to the rear elevation, and a door opening to the rear garden.

Kitchen

8'9" x 6'11" (2.69m x 2.12m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, access into the pantry, floor-to-ceiling tiling, vinyl tiled flooring, a window to the side elevation, and a door opening out to the side elevation.

Pantry

4'0" x 2'6" (1.23m x 0.77m)

The pantry has an obscure window to the side elevation, space for a fridge freezer, shelving, and vinyl tiled flooring.

FIRST FLOOR

Landing

10'6" x 7'0" (max) (3.22m x 2.14m (max))

The landing has a stained glass window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13'4" x 11'0" (max) (4.07m x 3.36m (max))

The first bedroom has a bay window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

13'0" x 10'11" (max) (3.98m x 3.35m (max))

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

Bedroom Three

7'5" x 7'0" (2.28m x 2.15m)

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

Bathroom

7'1" x 5'9" (max) (2.16m x 1.77m (max))

The bathroom has an obscure window to the rear elevation, a pedestal wash basin, a panelled bath, an in-built cupboard, a radiator, partially tiled walls, and vinyl flooring.

W/C

3'10" x 2'9" (1.18m x 0.85m)

This space has an obscure window to the side elevation, a low level flush W/C, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a storm porch, a lawn with planted borders, and access to the rea garden

Rear

To the rear of the property is a mature garden with various plants, shrub and bushes, and access to the garage.

Garage

19'5" x 7'10" (5.93m x 2.39m)

The garage has two windows to the side elevation, and a door opening out to the rear garden.

Outhouse

5'10" x 3'8" (1.80m x 1.12m)

The outhouse has a wall-mounted boiler, and ample storage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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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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