

HoldenCopley

PREPARE TO BE MOVED

Lion Close, Nottingham, Nottinghamshire NG8 5ED

Guide Price £180,000 - £190,000

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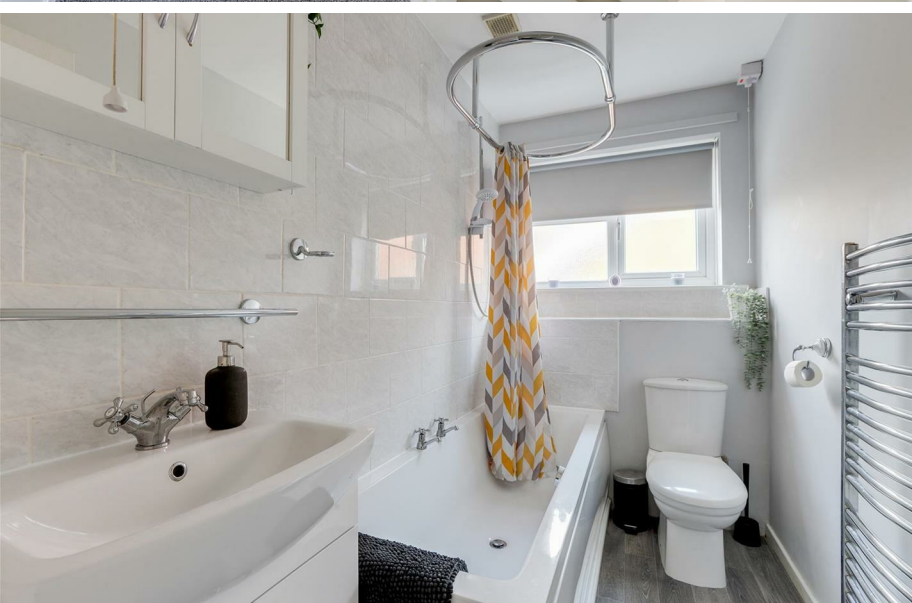
GUIDE PRICE £180,000 - £190,000

NO UPWARD CHAIN...

A well-presented semi-detached home set in a popular residential location, offering easy access to Stock Hill Park, local shops, schools, and excellent transport links. The property opens into a welcoming entrance hall, leading to a spacious living room filled with natural light. The fitted kitchen diner provides a range of modern units and work surfaces, creating an ideal space for cooking and entertaining, with direct access to the rear garden. On the first floor, there are two well-proportioned double bedrooms, both offering generous storage potential, and a contemporary three-piece bathroom suite comprising a bath with shower, wash basin, and WC. To the front, the property features a lawned garden and a driveway with parking for several vehicles, along with gated side access leading to the rear garden. The enclosed rear garden offers a variety of outdoor living spaces, including a patio area, lawn with planted borders, and a raised decking area. There is also an outside tap and electrical sockets, as well as a versatile garden room currently used as a bar, ideal for entertaining or as a flexible home space. The garden is fully enclosed with fence-panelled boundaries, providing privacy and security.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Garden Room & Storage
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'11" x 3'10" (max) (1.51m x 1.18m (max))

The entrance has a full-height obscure window to the front elevation, wood-effect flooring, and a composite door providing access into the accommodation.

Living Room

17'6" x 13'0" (max) (5.35m x 3.97m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, coving to the ceiling, wood-effect flooring, and carpeted stairs.

Kitchen/Diner

12'11" x 8'11" (3.96m x 2.74m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, space and plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge and freezer, space for a dining table, a vertical radiator, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation, a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'10" x 8'2" (max) (3.02m x 2.51m (max))

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13'1" x 9'6" (4.00m x 2.92m)

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

Bedroom Two

13'1" x 9'0" (4.00m x 2.76m)

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

Bathroom

8'6" x 4'8" (2.61m x 1.44m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin a panelled bath with central taps and a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway for a number of vehicles, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with an outside tap, outdoor electrical sockets, a patio area, a lawn with planted borders, a decking area, access into a versatile garden room, and fence panelled boundary.

Bar/Versatile Garden Room

11'6" x 9'7" (3.53m x 2.93m)

The bar/versatile garden room has two obscure full-height windows, a purpose built bar, lighting, electrics, wood-effect flooring, and French door opening to the rear garden.

Storage Room

9'7" x 3'10" (2.93m x 1.17m)

The storage room has a door opening to the rear garden.

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 1800Mbps 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 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.

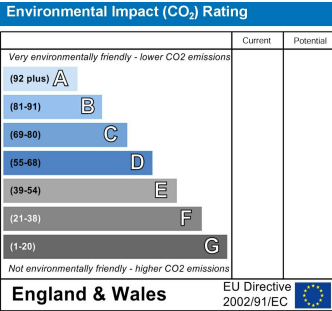
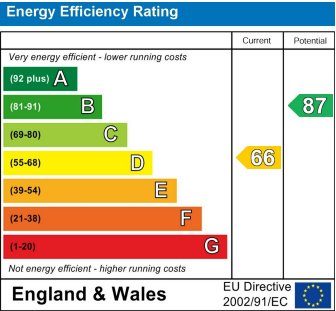
The vendor has advised the following:

Property Tenure is Freehold

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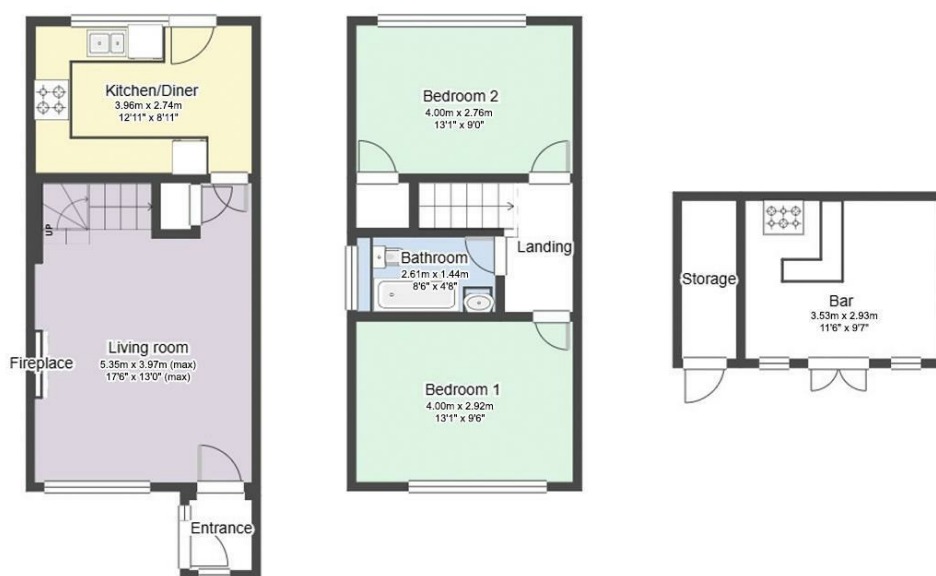
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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