

# HoldenCopley

PREPARE TO BE MOVED

Bass Close, Linby, Nottinghamshire NG15 8JW

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Guide Price £240,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

GUIDE PRICE £240,000 - £255,000

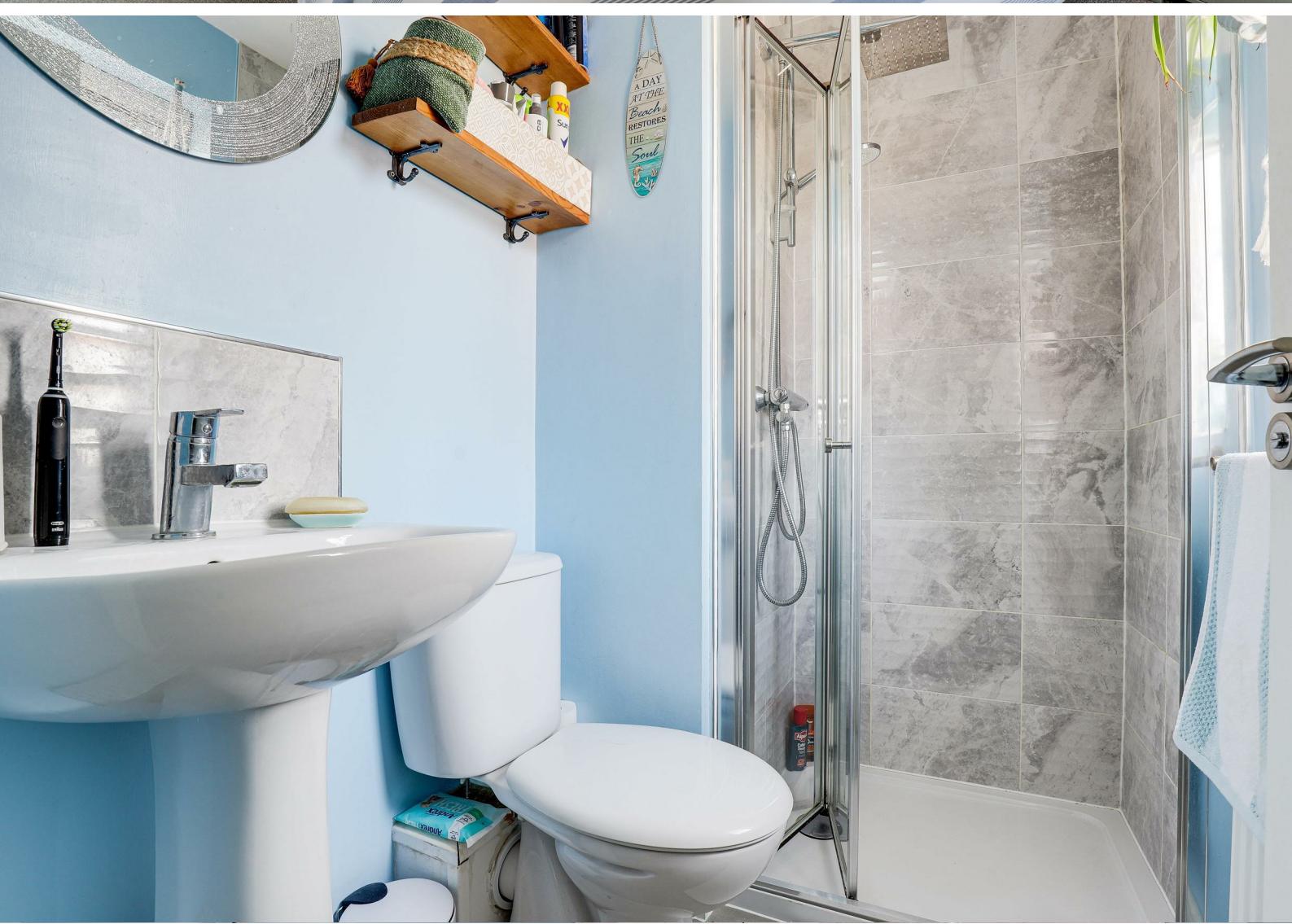
This beautifully presented three-bedroom semi-detached home is ideal for a variety of buyers looking to move straight in. Situated in a popular location, it offers easy access to a range of local amenities, including shops, excellent transport links, and well-regarded school catchments. The ground floor boasts a modern fitted kitchen, a convenient W/C, and a spacious reception room, where double French doors open onto a private, south-facing garden. Upstairs, the property features three well-proportioned bedrooms, including a master bedroom with a built-in mirrored wardrobe and en-suite, along with a stylish three-piece family bathroom and loft access for additional storage. Externally, the property benefits from a driveway for off-road parking, a handy shed, and a beautifully maintained south-facing garden. The outdoor space features a patio area, a well-kept lawn, and a fully powered summer house, currently used as a home office, providing an ideal balance between work and leisure.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Enclosed South-Facing Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Kitchen

12'1" x 12'2" (3.69m x 3.73m)

The kitchen has a range of fitted base and wall units, an integrated oven and dishwasher, a kitchen island, a gas hob with an extractor hood, a stainless steel sink with a drainer, tiled flooring, carpeted stairs, partially panelled walls, a radiator, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

### W/C

4'2" x 4'5" (1.29m x 1.36m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, partially panelled walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

### Living Room

15'2" x 12'5" (4.63m x 3.81m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point and UPVC double French doors providing access out to the garden.

## FIRST FLOOR

### Landing

5'9" x 6'8" (1.76m x 2.05m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the loft via a drop-down ladder and provides access to the first floor accommodation.

### Master Bedroom

10'3" x 8'3" (3.14m x 2.54m)

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

### En-Suite

4'2" x 6'2" (1.29m x 1.90m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

8'0" x 8'5" (2.45m x 2.59m)

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

### Bedroom Three

6'4" x 9'5" (1.95m x 2.88m)

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

### Bathroom

6'1" x 5'6" (1.87m x 1.70m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a radiator, recessed spotlights and an extractor fan.

## OUTSIDE

Outside there is a driveway, a shed, a single wooden gate providing access to the private south-facing garden with a fence panelled boundary, an outdoor tap, courtesy lighting, a patio, a lawn, a raised planter with various plants and a summer house.

## 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)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 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 - Gedling Borough 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

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 <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>		<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>	
(92 plus)	A	97	
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>		<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
<b>England &amp; Wales</b>		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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