

HoldenCopley

PREPARE TO BE MOVED

Seagrave Road, Strelley, Nottinghamshire NG8 6NF

Guide Price £200,000 - £210,000

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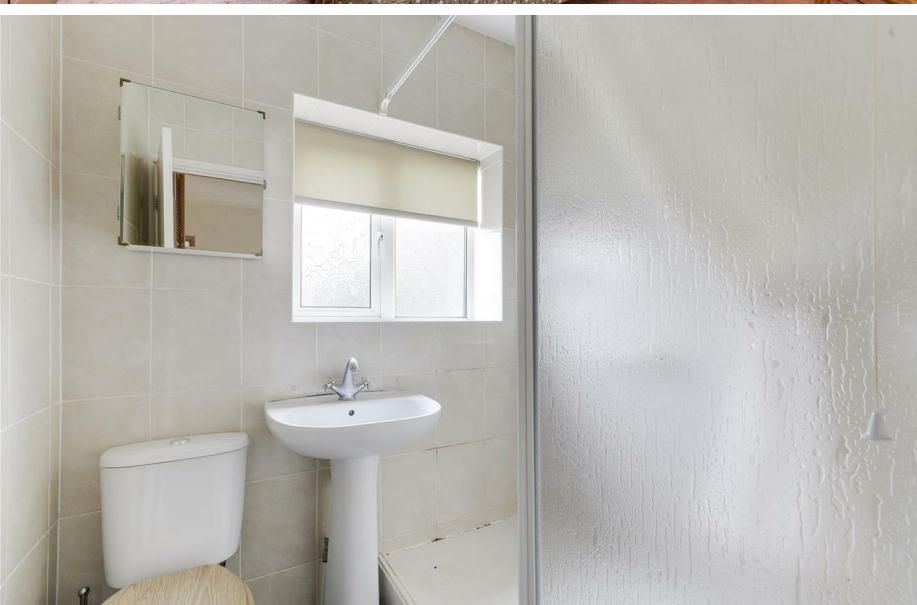
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NO UPWARD CHAIN...

Situated in Strelley, this three-bedroom semi-detached house offers a generous amount of space throughout and represents an excellent opportunity for buyers looking to put their own stamp on a home. While the property would benefit from some modernisation, it provides solid foundations, well-sized rooms, and plenty of scope to update and improve to suit your style. To the ground floor, you are welcomed by a roomy entrance hall leading into a sizeable living room featuring a decorative fireplace and dual-aspect windows that allow plenty of natural light. The spacious fitted kitchen offers ample storage and worktop space and flows into the sizeable conservatory, which serves as a versatile additional reception area. A convenient ground-floor W/C completes this level. Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from good natural light. These are serviced by a three-piece shower room suite. Outside, the property enjoys a lawned front garden with mature greenery, along with a gated driveway to the side providing off-street parking with access to a garage and useful outdoor storage. To the rear, you'll find a private enclosed garden, offering a generous outdoor space with lawn, planting, a shed, and a greenhouse - ideal for those who enjoy gardening or simply want room to relax.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Spacious Fitted Kitchen & Conservatory
- Ground Floor W/C
- Three Piece Shower Room Suite
- Off-Street Parking & Garage
- Owned Solar Panels
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 6'4" (3.85 x 1.95)

The entrance hall has carpeted flooring and stairs, understairs storage, a radiator, partially wood-panelled walls, and a single door providing access into the accommodation.

Living Room

17'11" x 13'0" (5.48 x 3.97)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, and two UPVC double-glazed windows to the front and rear elevations.

Kitchen

11'7" x 10'11" (3.54 x 3.34)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a mixer tap and drainer, space for a freestanding hob, an extractor fan, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer, space for an undercounter fridge, carpeted flooring, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

Hallway

The hallway has vinyl flooring, wood-panelled walls and a wood-panelled ceiling.

W/C

5'9" x 2'6" (1.77 x 0.77)

This space has a low level flush W/C, vinyl flooring, and a UPVC double-glazed window to the side elevation.

Conservatory

15'10" x 7'7" (4.84 x 2.33)

The conservatory has carpeted flooring, two radiators, wood-panelled walls, a wood-panelled ceiling, UPVC double-glazed window to the front, side and rear elevations, and two UPVC doors leading out to the front and rear of the property.

FIRST FLOOR

Landing

9'11" x 5'4" (3.04 x 1.64)

The landing has carpeted flooring, built-in storage cupboards, a UPVC double-glazed window to the front elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

11'8" x 11'7" (3.58 x 3.54)

The main bedroom has carpeted flooring, a radiator, a large wardrobe, and two UPVC double-glazed windows to the side and rear elevations.

Bedroom Two

13'0" x 9'2" (3.97 x 2.80)

The second bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and a built-in airing cupboard housing the boiler and benefiting from shelves.

Bedroom Three

8'9" x 8'5" (2.68 x 2.59)

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

Shower Room

5'8" x 5'4" (1.74 x 1.64)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted electric shower fixture, tiled walls, a radiator, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, ample greenery, and fence panelled boundaries with gated access.

Side

To the side of the property is a gated driveway providing off-street parking, and access to the garage.

Rear

To the rear of the property is a private enclosed garden with a lawn, ample greenery, a shed, a greenhouse, and boundaries made up of fence panelling, hedges, and brick walls.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

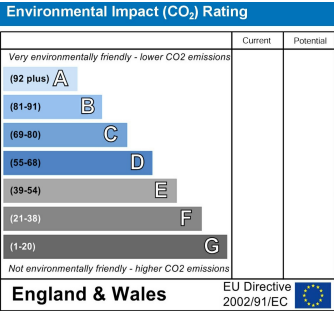
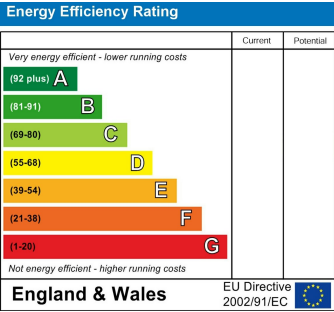
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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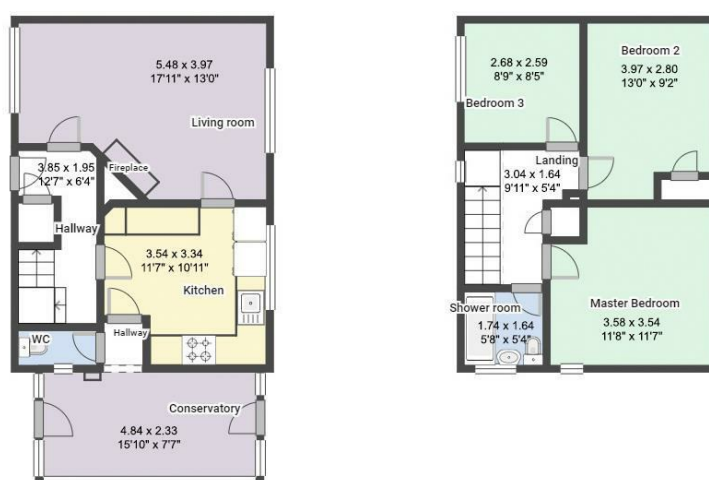
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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This floorplan is for illustrative purposes only.

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