

HoldenCopley

PREPARE TO BE MOVED

Skipton Circus, Nottingham, Nottinghamshire NG3 7DT

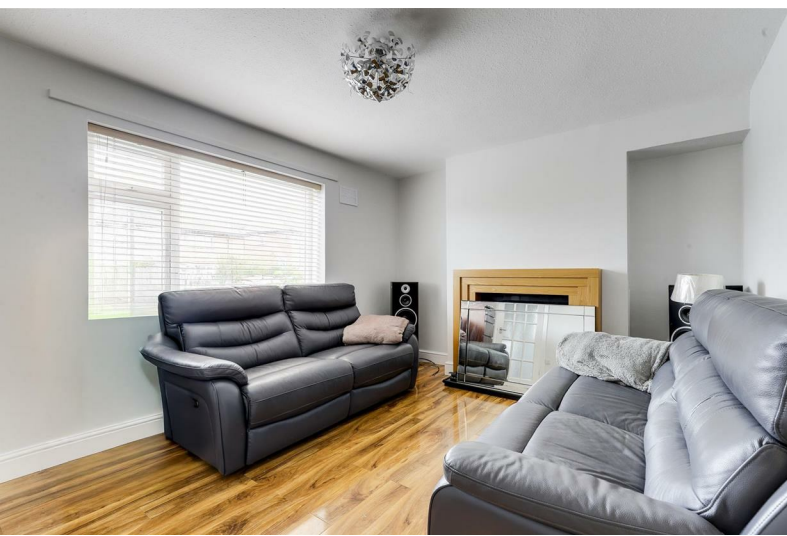
Guide Price £200,000 - £210,000

GUIDE PRICE £200,000 - £210,000

NO UPWARD CHAIN...

This semi-detached house is ideally located close to local amenities and benefits from excellent transport links, making it a convenient choice for a range of buyers. Offered with no upward chain, the property provides a fantastic opportunity for anyone looking to move quickly. On the ground floor, an inviting entrance hall leads into a spacious living room, which in turn provides access to a fitted kitchen. From the living room, the property opens into a light and airy conservatory, complete with French doors that lead out onto the rear garden, creating a seamless indoor-outdoor flow. Upstairs, there are three well-proportioned bedrooms, accompanied by a modern three-piece bathroom suite. Externally, the property features a block-paved driveway to the front and gated access to the rear garden. The rear garden is fully enclosed and offers a lawn, two useful sheds, a decking area ideal for seating and entertaining, and is bordered by fencing and hedges, providing both privacy and a pleasant outdoor space. This property represents a versatile and comfortable family home in a sought-after location, ready to move into and enjoy.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed

GROUND FLOOR

Entrance Hall

4'2" x 3'3" (1.28 x 1.01)
The entrance hall has carpeted flooring, a fitted base unit, and a UPVC door providing access into the accommodation.

Living Room

14'8" x 11'1" (4.48 x 3.39)
The living room has a UPVC double glazed window to the front elevation, a feature fireplace, a TV point, and wood-effect flooring.

Kitchen

17'11" x 8'4" (5.47 x 2.56)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob and extractor hood, space and plumbing for washing machine, space for a tumble dryer, an in-built cupboard, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the conservatory.

Conservatory

13'5" x 11'6" (4.09 x 3.52)
The conservatory has tiled flooring, a UPVC double glazed surround, and French doors opening to the rear garden.

FIRST FLOOR

Landing

5'11" x 4'5" (1.82 x 1.36)
The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down-ladder, and access to the first floor accommodation.

Master Bedroom

10'8" x 9'8" (3.27 x 2.95)
The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

9'11" x 9'3" (3.04 x 2.84)
The second bedroom has a UPVC double glazed window to the rear elevation, a wall-mounted boiler, an in-built cupboard, and wood-effect flooring.

Bedroom Three

7'11" x 6'9" (2.43 x 2.08)
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

6'8" x 6'3" (2.04 x 1.92)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and a wall-mounted rainfall and handheld shower fixture with a shower screen, a radiator, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a lawn, two sheds, a decking seating area, and a fence panelled with hedged boundary.

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 100Mbps
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 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.

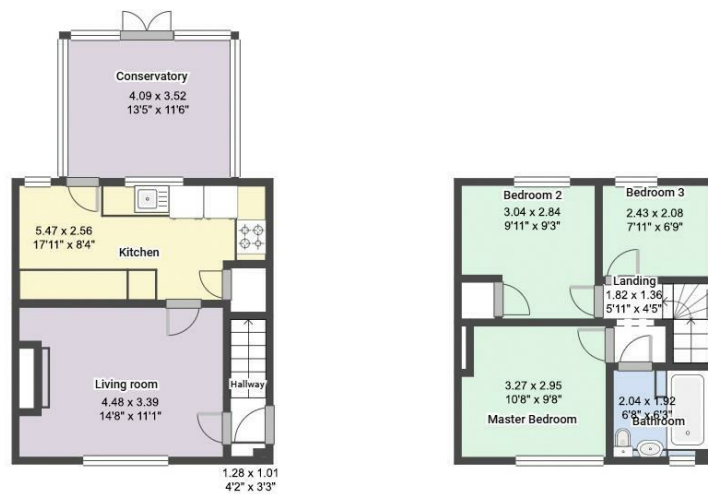
The vendor has advised the following:
Property Tenure is Freehold

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



Skipton Circus, Nottingham, Nottinghamshire NG3 7DT



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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.