

# HoldenCopley

PREPARE TO BE MOVED

Midland Grove, Netherfield, Nottinghamshire NG4 2NE

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## Offers In The Region Of



Midland Grove, Netherfield, Nottinghamshire NG4 2NE



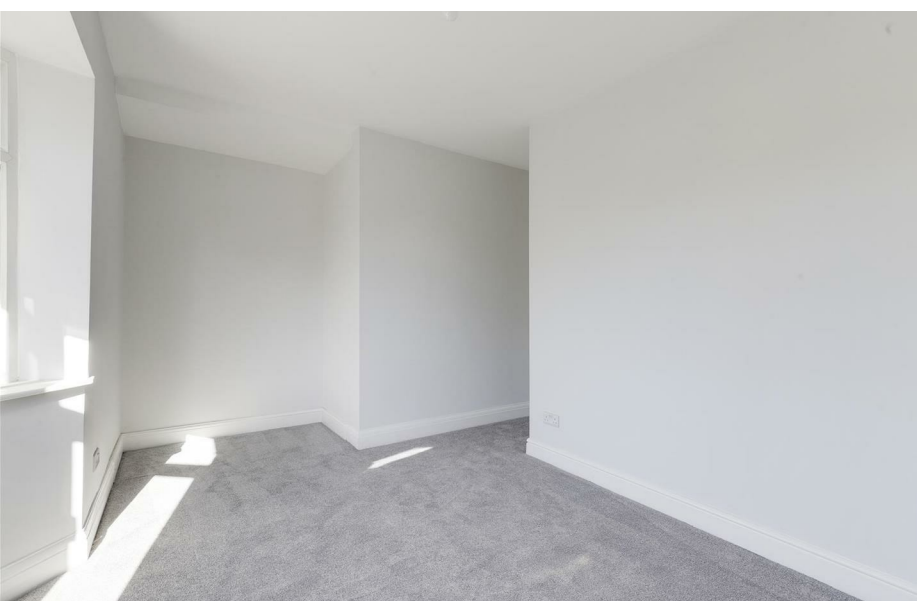


## BEAUTIFULLY RENOVATED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home has undergone a full renovation throughout and is the perfect choice for any buyer looking for a property they can move straight into with minimal fuss. Boasting a newly fitted modern kitchen and bathroom, new flooring, fresh décor, and stylish finishes throughout, this home effortlessly combines comfort with contemporary living. Situated in a well-connected location, the property is within close proximity to a range of excellent local amenities, great schools, shops, and superb transport links for commuting. To the ground floor, the accommodation comprises an entrance, a spacious bay-fronted reception room, and a modern open-plan kitchen-diner. The first floor hosts three well-proportioned bedrooms, a stylish three-piece family bathroom suite, and access to the loft offering additional storage potential. Outside, the property benefits from a walled front garden accessed via an iron gate, a driveway providing off-road parking, and a garage. To the rear, there is a private and low-maintenance garden featuring a paved patio area, a concrete patio, artificial lawn, and a garden shed.

## NO UPWARD CHAIN





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen-Diner
- Bay Fronted Reception Room
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Private Low Maintenance Rear Garden
- Tastefully Renovated Throughout
- Well Connected Location
- No Upward Chain











GROUND FLOOR

Entrance

3'5" x 3'4" (1.05 x 1.03)

The entrance has wood-effect flooring, carpeted stairs and a single UPVC door providing access into the accommodation.

Living Room

16'4" x 12'0" (4.99 x 3.68)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving and open access into the kitchen.

Kitchen-Diner

15'1" x 9'9" (4.61 x 2.98)

The kitchen-diner has a range of gloss fitted base and wall units with worktops and a tiled splashback, an electric hob with an extractor hood, an integrated oven and dishwasher, space and plumbing for a washing machine, a stainless steel sink with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

8'6" x 5'5" (2.61 x 1.66)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

16'2" x 11'9" (4.94 x 3.60)

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

Bedroom Two

9'6" x 8'0" (2.92 x 2.46)

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

Bedroom Three

10'0" x 6'9" (3.07 x 2.08)

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

Bathroom

8'9" x 5'10" (2.68 x 1.80)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, wood-effect flooring, partially tiled walls, a chrome heated towel rail and an extractor fan.

OUTSIDE

Front

To the front is an iron gate leading to the driveway and garage.

Rear

To the rear is a private garden with a concrete patio, an artificial lawn, mature shrubs and trees, a paved patio and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - 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 & 5G & some 3G 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

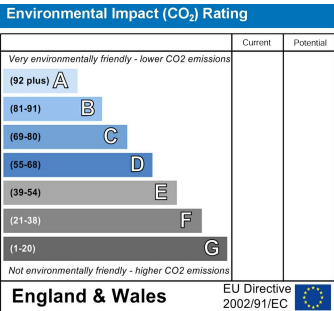
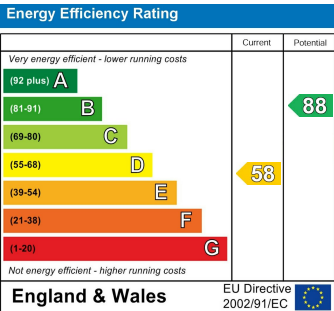
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

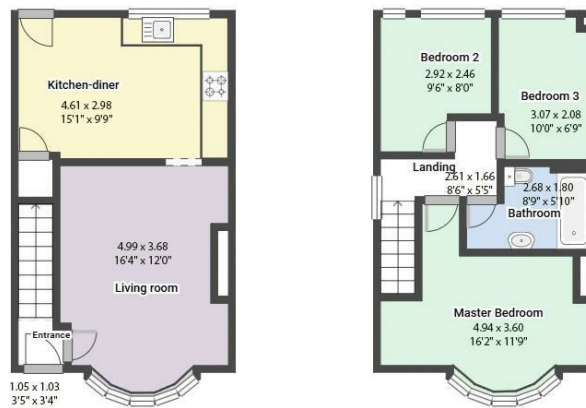
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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