

HoldenCopley

PREPARE TO BE MOVED

Woodhedge Drive, Nottingham, Nottinghamshire NG3 6LU

Guide Price £150,000 - £160,000

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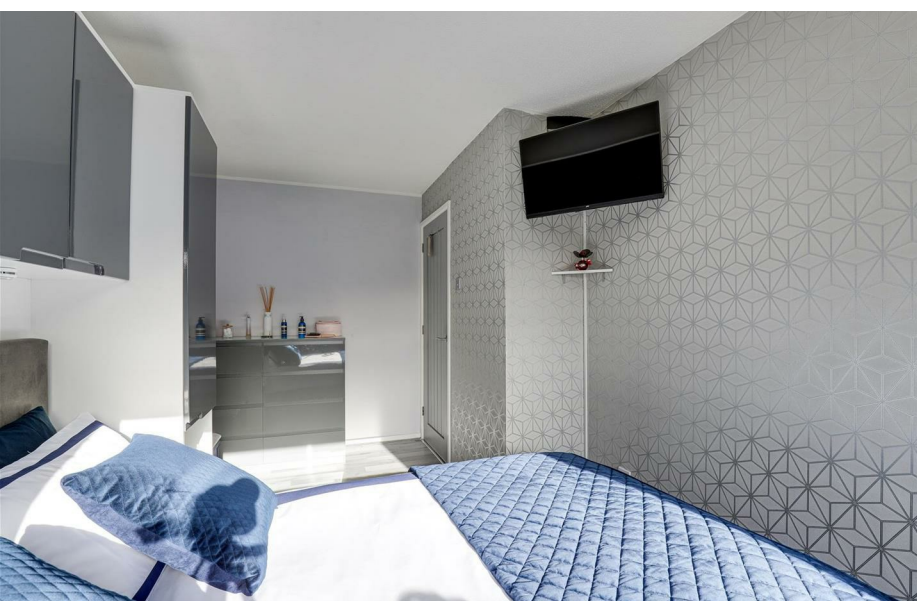
GUIDE PRICE £150,000 - £160,000

WELL PRESENTED THROUGHOUT...

This well-presented two-bedroom semi-detached bungalow is the perfect opportunity for anyone looking to move straight in and enjoy comfortable living. Located in close proximity to a range of local amenities, including shops, excellent transport links, and great schools. The accommodation features an entrance hall leading into a spacious reception room, providing a perfect area for relaxation. The modern fitted kitchen is both functional and stylish. The two bedrooms are well-sized, and the three-piece bathroom suite is tastefully designed. Outside, the bungalow offers on-street parking and a front garden with a neat lawn and decorative stones. At the rear, the private south-facing garden enjoys all-day sun, creating a perfect space for relaxation and entertaining. Beautifully maintained, the garden features a well-kept lawn, decorative stones, decking, and a shed, providing a peaceful and inviting outdoor retreat to enjoy year-round.

MUST BE VIEWED





- Semi-Detached Bungalow
- Two Bedrooms
- Reception Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private South-Facing Rear Garden
- Well Presented Throughout
- Well-Connected Location
- Close To Local Amenities
- Must Be Viewed





ACCOMMODATION

Entrance Hall

8'2" x 3'6" (2.49m x 1.09m)

The entrance hall has wood-effect flooring, a radiator, two built-in cupboard, access into the boarded loft via a drop-down ladder and a single UPVC door providing access into the accommodation.

Living Room

15'3" x 9'5" (4.66m x 2.89m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Kitchen

7'4" x 5'2" (2.26m x 1.59m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a washing machine, a fridge-freezer, a stainless steel sink with a drainer, tiled flooring, partially tiled walls and a UPVC double-glazed window to the front elevation.

Master Bedroom

14'4" x 7'10" (4.38m x 2.41m)

The main bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and fitted bedside drawers with over the head cupboards.

Bedroom Two

10'6" x 6'5" (3.22m x 1.97m)

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

Bathroom

5'1" x 7'4" (1.56m x 2.24m)

The bathroom has a low level concealed flush W/C, a countertop wash basin with fitted storage, a fitted panelled bath with an electric shower and a shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is on street parking, a garden to the front with a lawn, decorative stones, a single iron gate providing rear access and a private rear garden with a fence panelled boundary, decking, a lawn, decorative stones and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 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 - 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.

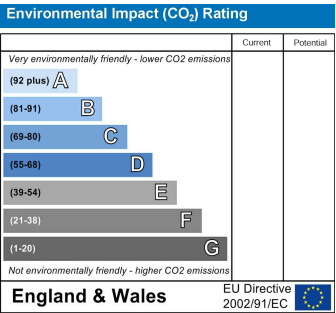
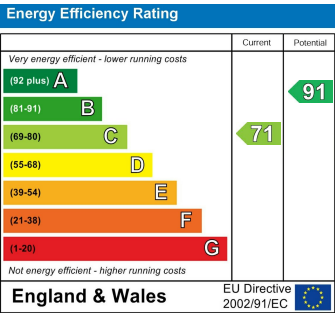
The vendor has advised the following:

Property Tenure is Freehold

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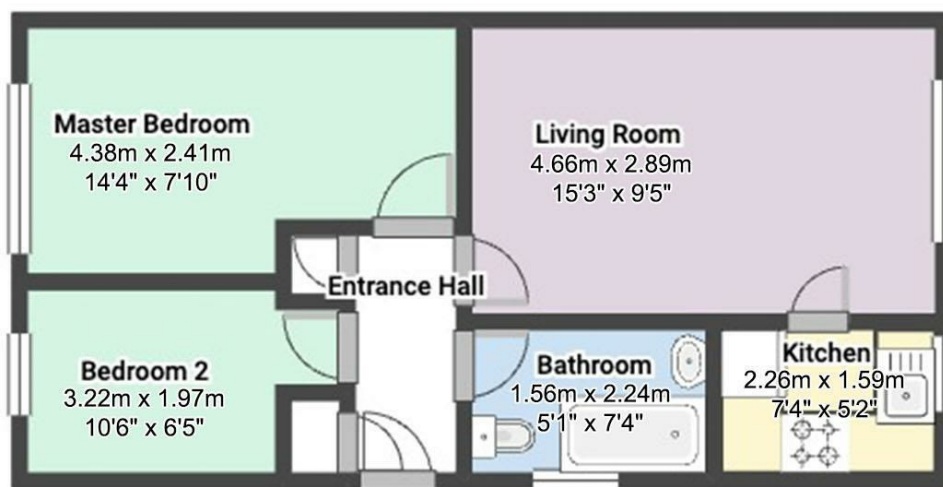
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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