

HoldenCopley

PREPARE TO BE MOVED

Ball Street, Thorneywood, Nottinghamshire NG3 3AX

Guide Price £190,000 - £230,000

Ball Street, Thorneywood, Nottinghamshire NG3 3AX



GUIDE PRICE £190,000 - £210,000

SEMI DETACHED HOUSE...

This well-presented three-bedroom semi-detached home is situated in a good residential area, offering a fantastic opportunity for families, first-time buyers, or investors. Located just a short distance from Coppice Park, the property benefits from easy access to a range of local amenities, including shops, schools, and excellent transport links into Nottingham City Centre. Upon entering the property, you are greeted by an entrance hall that leads through to a modern fitted kitchen positioned at the front of the house. The kitchen offers ample storage and workspace. To the rear of the property, the spacious living room provides a comfortable and inviting space for relaxation and entertaining, with direct access to the rear garden. The first floor comprises three well-proportioned bedrooms, all offering versatility to be used as sleeping quarters, a home office, or additional living space to suit individual needs. Completing the upper level is a well-appointed three-piece family bathroom suite, providing convenience and comfort. Externally, the property boasts a block-paved driveway to the front, offering off-road parking as well as access to the garage. The enclosed south-facing rear garden is designed for low-maintenance living and features a block-paved patio area, an artificial lawn, courtesy lighting, and a secure fence-panelled boundary, creating an ideal space for outdoor enjoyment.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'7" x 5'9" (2.64m x 1.76m)

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

Kitchen

9'5" x 8'7" (2.89m x 2.64m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled flooring, and a UPVC double glazed window to the front elevation.

Living Room

17'0" x 11'9" (5.19m x 3.60m)

The living room has a UPVC double glazed window to the rear elevation, a TV point, a wall-mounted feature fire, space for a dining table, a radiator, coving to the ceiling, wood-effect flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

14'10" x 8'9" (4.54m x 2.69m)

The landing has wood-effect flooring, a double in-built cupboard with sliding mirrored doors, a radiator, a picture rail, access into the bordered loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

11'10" x 9'10" (3.62m x 3.02m)

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

Bedroom Two

9'8" x 8'11" (2.95m x 2.73m)

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

Bedroom Three

11'9" x 6'7" (3.60m x 2.01m)

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

Bathroom

7'7" x 6'5" (2.33m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rain fall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

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

Garage

18'9" x 7'11" (5.72m x 2.43m)

The garage has electrics, lighting, ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed south facing rear garden, courtesy lighting, a block paved patio area, an artificial lawn, and a fence panelled 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 1800Mbps and Upload Speed

100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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:

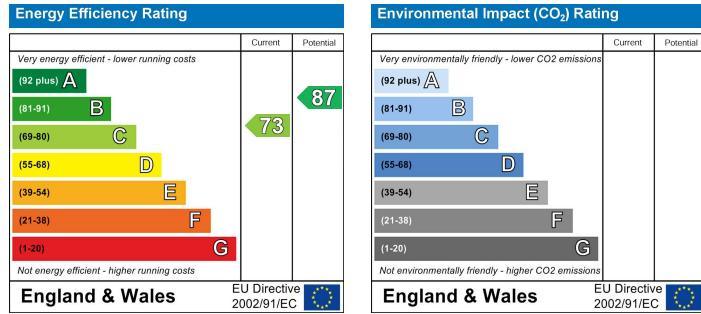
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

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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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