

HoldenCopley

PREPARE TO BE MOVED

Seaburn Road, Toton, Nottinghamshire NG9 6HN

Offers Over £270,000

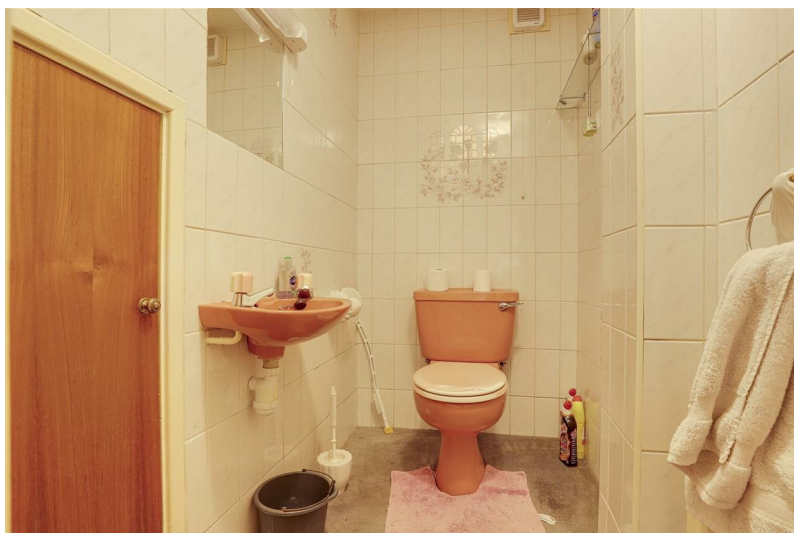
Seaburn Road, Toton, Nottinghamshire NG9 6HN



NO UPWARD CHAIN...

This three-bedroom semi-detached house offers generous accommodation and fantastic potential throughout, making it an excellent opportunity for investors or buyers looking to modernise and put their own stamp on a property. Situated in a popular location, the home is conveniently placed within easy reach of local shops, great schools and a range of transport links. To the ground floor, the property comprises a spacious living room open plan to the dining area, a fitted kitchen, a useful W/C and an integral brick-built garage providing additional storage or scope for conversion (subject to consent). The first floor hosts three well-proportioned bedrooms, with the master bedroom benefitting from fitted wardrobes, alongside a generous four-piece bathroom suite and access to the loft for further storage. Outside, the front of the property offers a driveway providing off-street parking for one vehicle. To the rear is a private, enclosed garden featuring a patio area, gravelled sections and two sheds.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Ground Floor W/C
- Four Piece Bathroom Suite
- Off-Road Parking & Integral Garage
- Private Enclosed Rear Garden
- Popular Location
- No Upward Chain





GROUND FLOOR

Porch

4'9" x 6'3" (1.45m x 1.91m)

The porch has double-glazed windows to the front elevation, tiled flooring and a single composite door.

Hall

14'7" x 6'5" (4.45m x 1.96m)

The hall has internal windows, a single wooden door providing access into the accommodation, carpeted flooring and stairs, a stair lift and a radiator.

W/C

3'8" x 5'11" (1.13m x 1.82m)

This space has a low level flush W/C, a wall-mounted wash basin, carpeted flooring, tiled walls, a radiator, a built-in cupboard and an extractor fan.

Living Room

18'0" x 11'7" (5.49m x 3.53m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a gas fireplace with a brick surround and tiled hearth, a fitted TV stand with storage, fitted cupboards, coving, a ceiling rose and open access into the dining area.

Dining Area

8'4" x 10'0" (2.54m x 3.05m)

The dining area has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving and a ceiling rose.

Kitchen

14'10" x 8'3" (4.52m x 2.51m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, space for a freestanding cooker with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, carpeted flooring, tiled walls, coving and UPVC double-glazed windows to the rear elevation.

Garage

20'8" x 9'9" (6.30m x 2.97m)

The garage has lighting and an up and over garage door.

FIRST FLOOR

Landing

6'9" x 8'5" (2.06m x 2.57m)

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

14'4" x 9'6" (4.37m x 2.90m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling wardrobes with matching drawers and a dressing table.

Bedroom Two

11'6" x 11'5" (3.51m x 3.48m)

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

Bedroom Three

7'10" x 7'11" (2.39m x 2.41m)

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

Bathroom

7'4" x 6'6" (2.24m x 1.98m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath, a fitted shower enclosure with an electric shower, carpeted flooring, tiled walls, a radiator, an electric shaving point, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway with space for one vehicle and courtesy lighting.

Rear

To the rear is a private garden with a patio, gravel and two sheds.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band C

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.

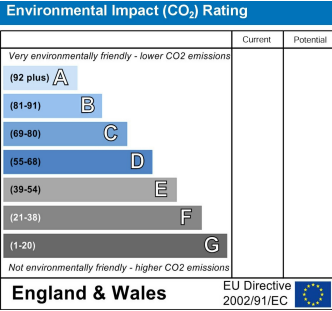
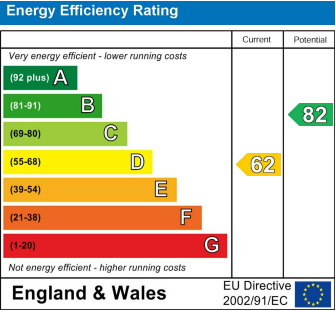
The vendor has advised the following:

Property Tenure is Freehold

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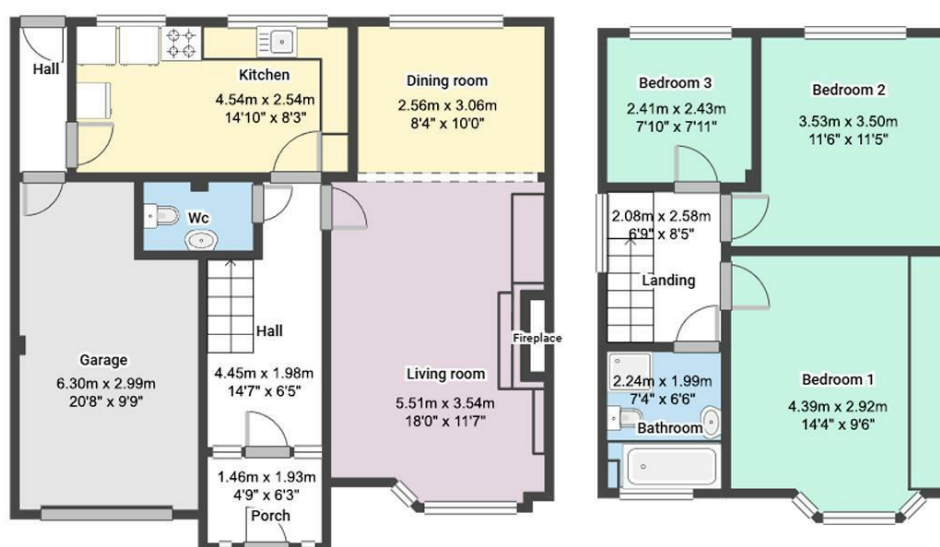
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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