

# HoldenCopley

PREPARE TO BE MOVED

Westminster Avenue, Sandiacre, Nottinghamshire NG10 5AT

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Guide Price £200,000

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GUIDE PRICE - £200,000 - £220,000

COMPLETELY RENOVATED THROUGHOUT...

This two-bedroom mid-terraced house in Sandiacre has been completely renovated to a high standard, creating a move-in-ready home with meticulous attention to detail in every room. The property features a brand-new boiler, brand-new windows and has been fully re-wired, ensuring peace of mind for the new owners. Situated close to excellent commuting links via the M1 and a range of local amenities, it perfectly blends modern convenience with comfort. The ground floor opens into a welcoming entrance hall leading to two spacious reception rooms, ideal for relaxing or entertaining. A sleek, modern fitted kitchen with integrated appliances is complemented by a handy utility room and a convenient W/C. On the first floor, two generously sized double bedrooms provide ample space for rest and relaxation, both serviced by a stylishly appointed bathroom. Outside, the property boasts a beautifully landscaped, low-maintenance rear garden, offering a perfect space for outdoor enjoyment. This beautifully renovated home is ready for its new owners to move in and enjoy.

MUST BE VIEWED





- Mid-Terraced House
- Completely Renovated Throughout
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Utility Area & Ground Floor W/C
- Stylish Bathroom Suite
- Brand New Boiler & Re-Wired Throughout
- Low Maintenance Garden
- Close To Commuting Links







## GROUND FLOOR

### Entrance Hall

The entrance hall has Herringbone-style flooring, a radiator, panelled feature walls, recessed spotlights, carpeted stairs, and provides access into the accommodation.

### Living Room

10'5" x 12'11" (3.18m x 3.94m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, storage in the alcove, a TV point, and a radiator.

### Dining Room

13'0" x 13'6" (3.98m x 4.12m)

The dining room has a UPVC double-glazed window to the rear elevation, Herringbone-style flooring, a TV point, a radiator, a panelled feature wall, and an in-built cupboard.

### Kitchen

10'7" x 6'5" (3.24m x 1.97m)

The kitchen has a range of fitted base and wall units with under-cabinet lighting, a composite sink with a swan neck mixer tap and drainer, an integrated oven with an induction hob and angled extractor fan, an integrated fridge freezer, a radiator, Herringbone-style flooring, recessed spotlights, and a UPVC double-glazed window to the side elevation.

### Utility Room

3'0" x 7'3" (0.92m x 2.21m)

The utility has a fitted wall units with a worktop, space and plumbing for a washing machine, Herringbone-style flooring, and a single composite door with integral blinds providing access to the garden.

### W/C

2'6" x 6'10" (0.78m x 2.09m)

This space has a low level flush W/C combined with a wash basin, Herringbone-style flooring, tiled splashback, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, recessed spotlights, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

13'0" x 13'5" (3.97m x 4.11m)

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

### Bedroom Two

10'3" x 10'6" (3.14m x 3.21m)

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

### Bathroom

6'7" x 10'8" (2.03m x 3.27m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a 'L' shaped bath with an overhead rainfall shower head, a handheld shower head and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is on-street parking.

### Rear

To the rear of the property is a private enclosed low maintenance garden with sandstone patio, courtesy lighting, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk - It has flooded once in the past 5 years

Area - high risk for surface water / low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – N/A

Other Material Issues – N/A

## DISCLAIMER

Council Tax Band Rating - Erewash Borough 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:

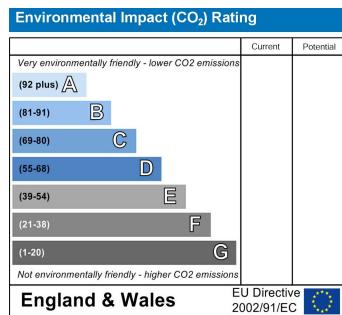
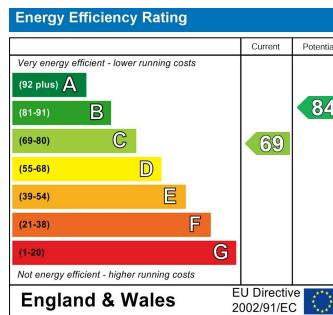
Property Tenure is Freehold

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry. 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.

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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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