

# HoldenCopley

PREPARE TO BE MOVED

Leander Close, Wilford, Nottinghamshire NG11 7BE

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Guide Price £240,000

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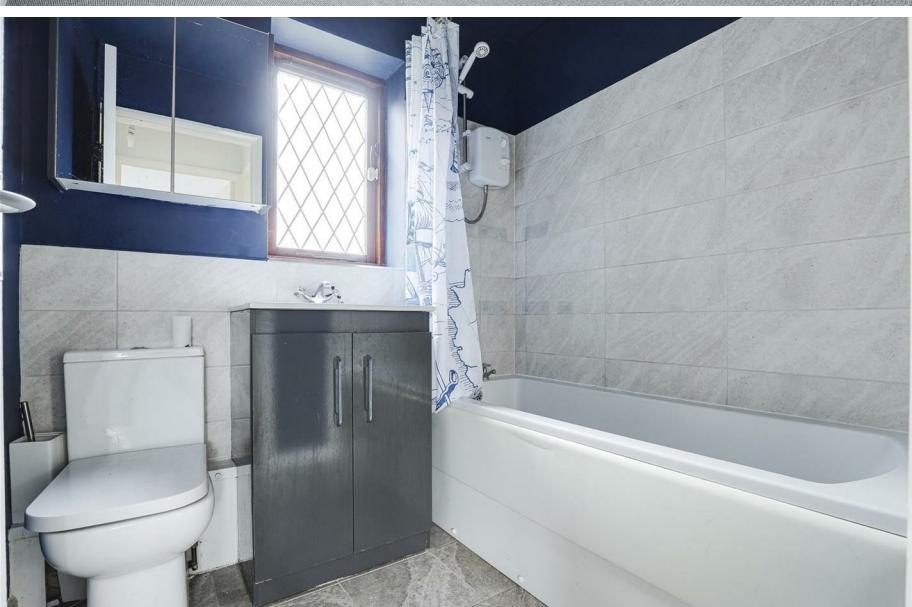
GUIDE PRICE £240,000 - £260,000

NO UPWARD CHAIN...

This terraced bungalow offers an excellent opportunity for those seeking single-storey living and is being sold with no upward chain, also has had planning permission for a side extension but has since expired. Situated in a quiet cul-de-sac within a highly sought-after location, the property is just a short distance from a range of local amenities, including The River Trent, as well as excellent transport links providing easy access to Nottingham City Centre, the Universities, and the City Hospital. The accommodation includes an inviting entrance hall leading to a fitted kitchen and a spacious living room, which benefits from a sliding door opening into a generous conservatory. The conservatory is filled with natural light and features French doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. There are two well-proportioned bedrooms and a three-piece bathroom suite, completing the accommodation. Externally, the property features a front lawn and a driveway providing off-road parking. The rear garden is enclosed and offers a patio area, mature trees, and various shrubs, all bordered by fencing, creating a private and peaceful outdoor space.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

5'7" x 3'6" (1.72m x 1.08m)

The entrance hall has in-built cupboards, carpeted flooring, and a door providing access into the accommodation.

### Kitchen

6'2" x 11'10" (1.90m x 3.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, wood-effect flooring, and a window to the front elevation.

### Living Room

12'7" x 15'7" max (3.86m x 4.75m max)

The living room has a window to the rear elevation, two radiators, carpeted flooring, and sliding patio doors opening to the conservatory.

### Conservatory

7'6" x 12'3" (2.30m x 3.75m)

The conservatory has wood-effect flooring, a UPVC double glazed surround, a Polycarbonate roof, and a door opening to the rear garden.

### Bedroom One

9'4" x 11'5" (2.86m x 3.50m)

The first bedroom has a window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Two

8'3" x 8'9" (2.54m x 2.69m)

The second bedroom has a window to the front elevation, a radiator, and carpeted flooring.

### Bathroom

5'7" x 6'5" (1.72m x 1.97m)

The bathroom has an obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, and a driveway for off road parking.

### Rear

To the rear of the property is an enclosed garden with a patio area, various planted trees and shrubs, 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 220Mbps

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

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 - Gedling Borough Council - Band G

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

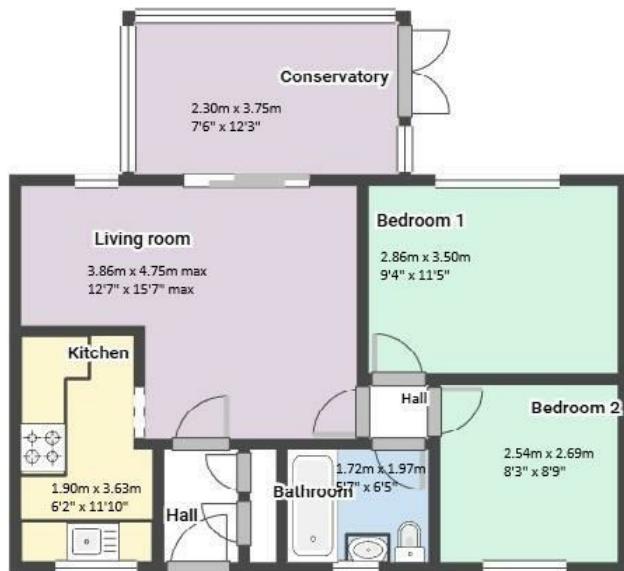
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC 

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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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