

# HoldenCopley

PREPARE TO BE MOVED

Valeside Gardens, Colwick, Nottinghamshire NG4 2EN

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Guide Price £200,000 - £210,000



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WELL-PRESENTED HOME IDEAL FOR FIRST-TIME BUYERS...

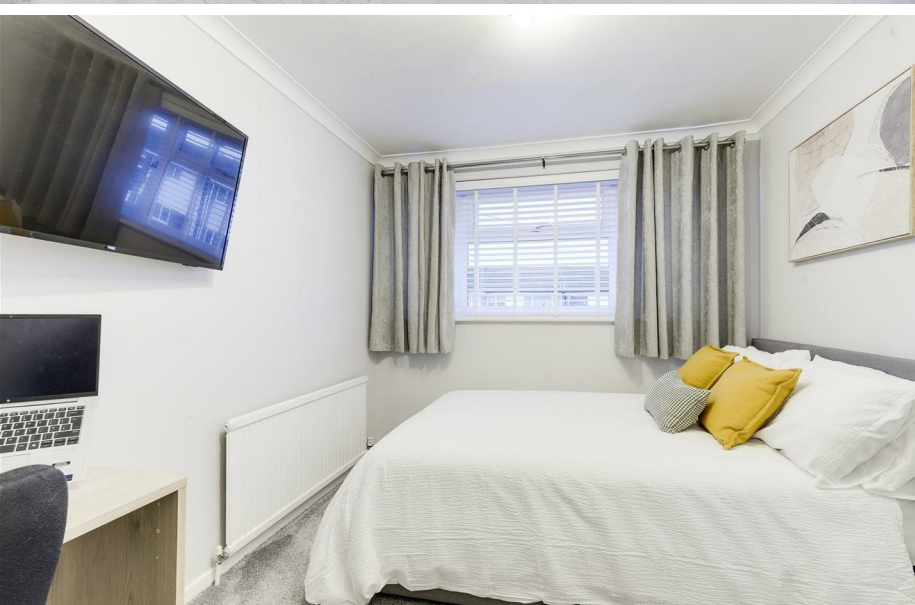
GUIDE PRICE £200,000 - £210,000

A well-presented three-bedroom mid-terrace home, ideal for first-time buyers and families alike seeking a move-in ready property, set within a quiet and convenient location. The property is well positioned close to a range of local amenities including Colwick Country Park, reputable primary and secondary schools, excellent transport links and easy access to nearby retail parks and Nottingham City Centre, Nottingham train station and benefited from a newly fitted boilers installed in 2021. The accommodation opens into an entrance hall, which provides access to a fitted kitchen offering practical space for everyday cooking. To the rear of the property is a spacious reception room with areas for both relaxing and dining with a feature fireplace, enhanced by double French doors that open out onto the rear garden, allowing plenty of natural light. To the first floor are two well-proportioned double bedrooms, a further single bedroom, and a stylish, modern bathroom. Externally, the front of the property benefits from a driveway providing off-road parking. To the rear is an enclosed low maintenance garden featuring a patio seating area and a lawn, offering a pleasant and manageable outdoor space. The property also includes a garage, conveniently located at the top of the road.

MUST BE VIEWED!







- Mid-Terrace House
- Three Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

7'8" x 5'11" (2.35 x 1.82)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

Kitchen

9'4" x 8'11" (2.85 x 2.72)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, microwave, hob & extractor fan, partially tiled walls, space and plumbing for a washing machine and a dishwasher, ceiling coving, vinyl flooring and a UPVC double-glazed window to the front elevation.

Lounge Diner

16'6" x 15'5" (5.04 x 4.70)

The lounge diner has laminate wood-effect flooring, a radiator, ceiling coving, a feature fireplace, an in-built cupboard, a full-height UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'6" x 6'1" (3.22 x 1.87)

The landing has carpeted flooring, an in-built cupboard, access to the half boarded loft, and access to the first floor accommodation.

Master Bedroom

14'1" x 8'11" (4.31 x 2.73)

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

Bedroom Two

11'11" x 8'7" (3.64 x 2.64)

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

Bedroom Three

8'9" x 6'1" (2.67 x 1.86)

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

Bathroom

6'4" x 6'3" (1.94 x 1.93)

The bathroom has a concealed low level flush W/C, a wash basin, a bath with a shower fixture, a heated towel rail, tiled walls and flooring, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a block-paved driveway providing off-road parking, an EV charger, outdoor storage space and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a shed and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Gedling 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

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

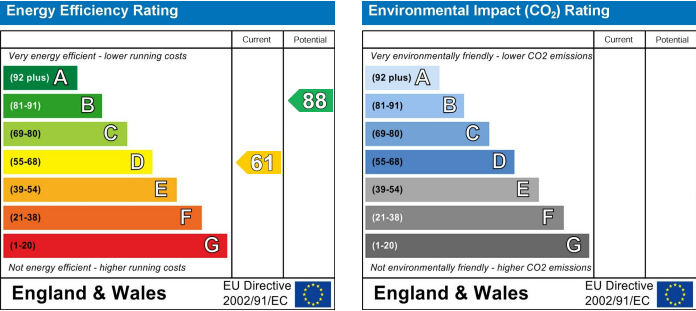
or contract and must not be relied upon as statements or representations of fact.  
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, 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.

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.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No





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**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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