

HoldenCopley

PREPARE TO BE MOVED

Verona Avenue, Colwick, Nottinghamshire NG4 2BN

Guide Price £230,000 - £240,000

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WELL-PRESENTED END-TERRACED HOME...

Welcome to this charming three-bedroom end-terraced home, situated in a prime location, within close proximity to Victoria Retail Park, Colwick Country Park, The River Trent, excellent transport links and other local amenities as well as having direct access to Colwick Park Fields. Upon entering, you are greeted by a welcoming entrance hall, setting the tone for the tasteful design and comfortable living that awaits within. The ground floor features a convenient W/C, ensuring practicality and ease for residents and guests alike. The fitted kitchen is a true delight, boasting ample storage space. The spacious living room is bathed in natural light, thanks to the presence of French doors that lead out to the rear garden. This seamless indoor-outdoor connection allows for a harmonious blend of entertaining and relaxation, making it the perfect space for both family gatherings and tranquil evenings at home. Moving upstairs, you will find three well-proportioned bedrooms, each offering a cosy retreat for a good night's sleep. Completing the first floor is a three-piece bathroom suite, presenting a serene sanctuary where you can unwind after a long day. Outside, this property continues to impress. A driveway and garage offer ample parking for vehicles, ensuring convenience for you and your guests. Additionally, the generous-sized private enclosed garden is a true gem, providing an idyllic outdoor oasis where you can relax, dine al fresco or indulge in gardening hobbies.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 6'3" (3.84m x 1.91m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, a UPVC double glazed window to the side elevation and a single composite door providing access into the accommodation

Kitchen

9'4" x 7'11" (2.86m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a wall-mounted boiler, tiled splashback, a radiator and a UPVC double glazed window to the front elevation

Living Room

13'6" x 16'2" (4.13m x 4.94m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, space for a dining table, two radiators, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

W/C

2'9" x 6'0" (0.85m x 1.84m)

This space has laminate flooring, a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, tiled splashback, a radiator and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

7'8" x 9'1" (2.36m x 2.78m)

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed obscure window to the side elevation and provides access to the loft and first floor accommodation

Bedroom One

9'1" x 9'4" (2.79m x 2.85m)

The main bedroom has carpeted flooring, a mirrored in-built wardrobe, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

8'1" x 10'6" (2.48m x 3.22m)

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

Bedroom Three

6'6" x 7'8" (2.00m x 2.36m)

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

Bathroom

6'5" x 5'4" (1.96m x 1.63m)

The bathroom has a low-level dual flush W/C, a vanity storage unit with a wash basin and a stainless steel mixer tap, a panelled bath with an overhead rainfall shower and a handheld shower head, a glass shower screen, a chrome heated towel rail, waterproof boarding, vinyl flooring, recessed spotlights and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway with access to the garage providing ample off-road parking

Garage

8'7" x 18'9" (2.63m x 5.74m)

The garage has lighting, multiple power points and an up-and-over door providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a stone pebbled area, a well-maintained lawn, a decked seating area, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling 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

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 – Virgin Media, Openreach

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 – Yes

Other Material Issues – No

Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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