

# HoldenCopley

PREPARE TO BE MOVED

Hillbeck Crescent, Nottingham, Nottinghamshire NG8 2EX

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Guide Price £260,000 - £290,000

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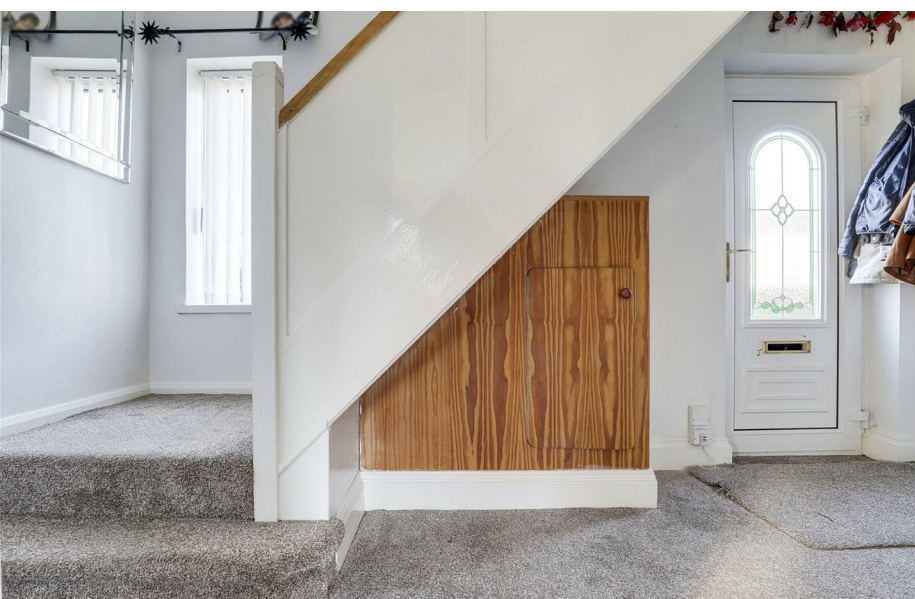
GUIDE PRICE £260,00 - £280,000

### SPACIOUS CORNER PLOT...

This three-bedroom, end-of-terrace home occupies a generous corner plot in a highly sought-after location. The property is ideally positioned within easy reach of a range of local amenities, including the beautiful Wollaton Park, and falls within excellent school catchments including Fernwood. It also offers convenient access to the City Centre, universities, and the Queen's Medical Centre, making it perfect for both families and professionals alike. The ground floor comprises an entrance hall leading to a spacious living room, which benefits from sliding patio doors opening into a bright conservatory, creating a seamless connection to the outdoors. The fitted kitchen provides direct access to the rear garden, making it ideal for indoor-outdoor living and entertaining. Upstairs, there are three well-proportioned double bedrooms, alongside a contemporary three-piece bathroom suite. Externally, the property features a front garden laid to lawn, a block-paved driveway, and a combination of fence panels and hedging to provide privacy, with gated access leading to the rear. The rear south-facing garden is fully enclosed and offers a block-paved patio area, a lawn, and a continuation of fence and hedged boundaries, creating a private and versatile outdoor space.

MUST BE VIEWED





- End-Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway
- Enclosed South-Facing Rear Garden
- Corner Plot
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5\*9" x 12\*6" (1.75m x 3.81m)

The entrance hall has carpeted flooring, a fitted base unit, a radiator, and a UPVC door providing access into the accommodation.

Living Room

13\*1" x 18\*9" (3.99m x 5.72m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace, wood-effect flooring, and sliding patio doors opening to the conservatory.

Conservatory

10\*4" x 10\*2" (3.15m x 3.10m)

The conservatory has wood-effect flooring, a radiator, a TV point, a UPVC double glazed surround, and French doors opening to the rear garden.

kitchen

11\*5" x 11\*8" (3.48m x 3.56m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, a radiator, tiled splashback, tiled flooring, two windows to the rear and side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

8\*2" x 9\*9" (2.50m x 2.99m)

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

9\*6" x 12\*11" (2.90m x 3.94m)

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

Bedroom Two

11\*8" x 11\*5" (3.56m x 3.48m)

The second bedroom has two UPVC double glazed windows to the rear and side elevation, a radiator, and carpeted flooring.

Bedroom Three

8\*3" x 12\*11" (2.51m x 3.94m)

The third bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bathroom

5\*6" x 5\*9" (1.68m x 1.75m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, an extractor fan, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a block paved driveway, fence panelled and hedged boundary, and gated access to the rear garden.

Rear

To the rear of the property is a south-facing enclosed garden with a block paved patio area, a lawn, and a fence and hedged 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 1000Mbps

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.

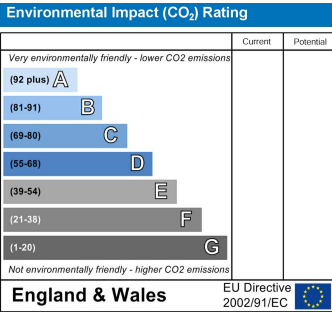
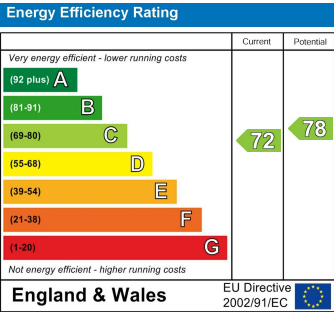
The vendor has advised the following:

Property Tenure is Freehold

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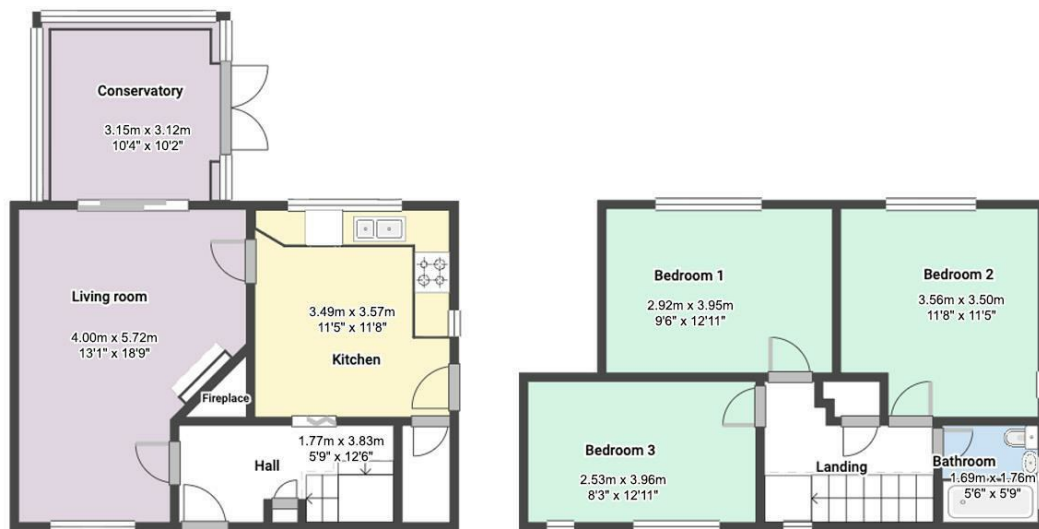
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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### 2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

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