

HoldenCopley

PREPARE TO BE MOVED

Colleymoor Leys Lane, Clifton, Nottinghamshire NG11 8AJ

Guide Price £200,000

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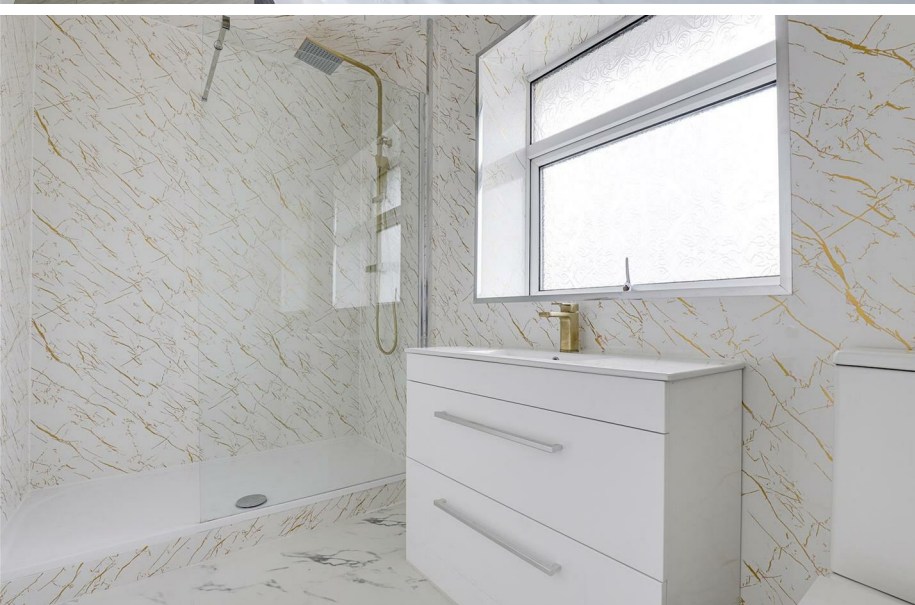
NO UPWARD CHAIN...

GUIDE PRICE - £200,000 - £220,000

Offered to the market with no upward chain, this three bedroom mid-terrace house is the ideal purchase for a variety of buyers, from first time buyers looking for a move in ready home, to growing families looking for extra space, and investors looking for a fantastic rental opportunity! Situated in the popular and convenient location of Clifton, this home is ideally located close to a wide range of local amenities including shops, schools, and excellent transport links. Internally, the ground floor of this property offers an entrance porch leading into a living room with a feature fireplace, which goes through to a modern fitted kitchen with ample storage and cooking space, double French doors to the rear garden, and has space for a breakfast table - making it the ideal space for casual dining or morning coffees. To complete the ground floor, there is a separate bright and airy dining room with sliding patio doors leading out to the rear garden, great for family meals and get togethers. Upstairs, the first floor is home to the double master bedroom with a fitted wardrobe, the second double bedroom with fitted wardrobes, and a third single bedroom with a built-in wardrobe, serviced by a modern three piece bathroom suite. Externally, the front of the property offers off-street parking, meanwhile the rear of this home offers a private enclosed garden with two paved seating areas, a lawn, two sheds, planted borders with ample mature greenery - ideal to enjoy the warmer months outdoors.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Modern & Sleek Interiors
- Living Room With Feature Fireplace
- Fitted Kitchen With Ample Storage
- Separate Dining Room
- Modern Three Piece Bathroom Suite
- Fitted Wardrobes
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Porch

6’3" × 4’0" (1.92m × 1.23m)

The entrance porch has wood-effect flooring, panelled walls, a panelled ceiling, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

20’4" × 10’3" (6.21m × 3.13m)

The living room has wood-effect flooring, carpeted stairs, a feature fireplace with a decorative surround and a hearth, a radiator, an under-the-stairs cupboard, a fitted storage cupboard, recessed spotlights, and a UPVC double-glazed bow window to the front elevation.

Kitchen

10’5" × 20’1" (3.18m × 6.14m)

The kitchen has a range of fitted base and wall units with worktops and waterproof splashback, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven and gas hob with a glass splashback and extractor fan, space and plumbing for a washing machine, wood-effect flooring, a radiator, a UPVC double-glazed internal window looking into the dining room, and double French doors leading out to the rear garden.

Dining Room

9’11" × 21’5" (3.02m × 6.53m)

The dining room has wood-effect flooring, a radiator, a panelled ceiling, UPVC double-glazed windows to the side and rear elevations, and UPVC sliding patio doors leading out to the rear garden.

FIRST FLOOR

Landing

6’4" × 8’0" (1.95m × 2.46m)

The landing has wood-effect flooring, an in-built storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

8’10" × 12’4" (2.71m × 3.78m)

The main bedroom has wood-effect flooring, a fitted wardrobe, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11’5" × 10’2" (3.50m × 3.12m)

The second bedroom has wood-effect flooring, a fitted wardrobe, a radiator, and a UPVC double-glazed bow window to the front elevation.

Bedroom Three

10’7" × 7’1" (3.24m × 2.18m)

The third bedroom has wood-effect flooring, an in-built wardrobe, a radiator, and a UPVC double-glazed bow window to the front elevation.

Bathroom

9’7" × 5’3" (2.93m × 1.61m)

The bathroom has a low level dual flush W/C, a vanity-style wash basin with a mixer tap, a shower enclosure with a wall-mounted overhead and handheld shower fixture, waterproof flooring, walls and ceiling, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access, and wall boundaries.

Rear

To the rear of the property is a private enclosed garden with two paved seating areas, a lawn, two sheds, planted borders, raised planters, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

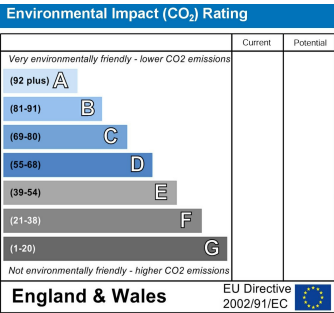
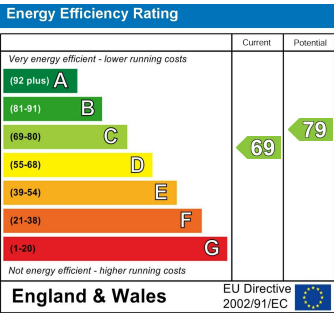
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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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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01156712555

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

www.holdencopley.co.uk

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