

# HoldenCopley

PREPARE TO BE MOVED

Pinewood Gardens, Clifton, Nottinghamshire NG11 9GZ

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£170,000

NO UPWARD CHAIN..

This one bedroom end terraced house would make the perfect home for someone who is looking to lose the stairs or downsize. The property is exceptionally well presented throughout and also benefits from being sold with no upward chain.

Internally, the accommodation comprises of an open plan living / kitchen space and a double bedroom which benefits from a storage cupboard, serviced by the four piece bathroom suite.

Outside to the front of the property is a driveway providing off road parking and to the rear is an enclosed low maintenance garden.

MUST BE VIEWED





- End Terraced Bungalow
- One Double Bedroom
- Open Plan Living
- Modern Kitchen
- Four Piece Bathroom Suite
- Enclosed Low Maintenance Garden
- Driveway
- No Chain
- Freehold
- Must Be Viewed

ACCOMMODATION

Living Kitchen Space

20'5" max x 16'4" max (6.23m max x 4.98m max)  
The living area has a TV point, coving to the ceiling, a radiator, wood effect flooring and a double glazed bay window.  
The kitchen space has a range of base and wall units, fitted worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven, a gas hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, partially tiled walls, coving to the ceiling, an exposed wooden beam on the ceiling, wood effect flooring, a loft hatch to the ceiling, two radiators, a double glazed window and a door providing access into the accommodation

Bedroom

19'5" x 10'6" (5.94m x 3.21m)  
The bedroom has a storage cupboard, coving to the ceiling, carpeted flooring, two radiators, a double glazed window and patio doors leading to the rear garden

Bathroom

9'4" x 5'6" (2.86m x 1.68m)  
The bathroom has a low level flush W/C, a hand wash basin with mixer taps, a bath with taps, a walk in shower enclosure with an overhead shower, partially tiled walls, tiled effect flooring, a chrome heated towel rail and a double glazed window

OUTSIDE

Front

To the front of the property is a garden with an artificial lawn, a range of plants and shrubs and a driveway providing off road parking

Rear

To the rear of the property is an enclosed garden with an artificial lawn and a range of plants and shrubs

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


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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

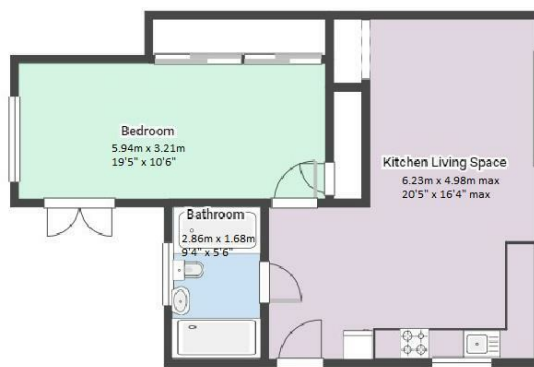
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	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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