

# HoldenCopley

PREPARE TO BE MOVED

Cavendish Mews, The Park, Nottinghamshire NG7 1BY

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**Guide Price £375,000**



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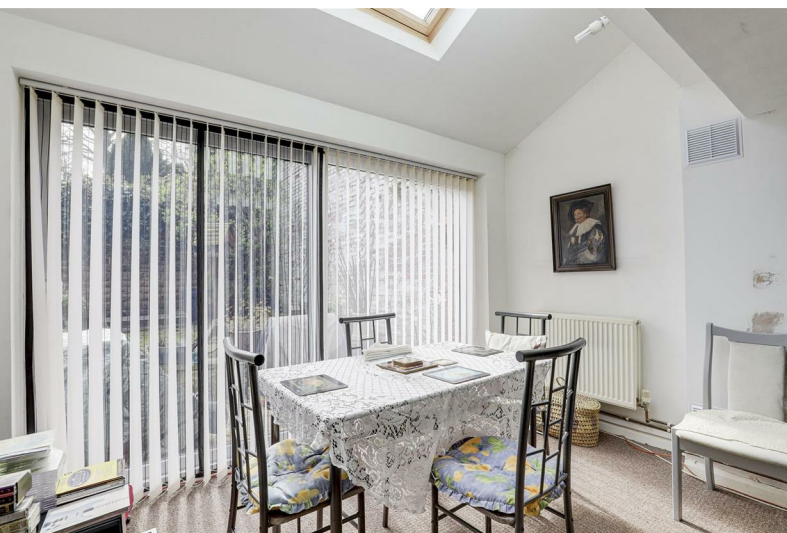


GUIDE PRICE £375,000-£400,000

LOCATION, LOCATION, LOCATION...

Nestled within the sought-after location of The Park, Nottingham's esteemed and highly regarded location is a delightful three-bedroom semi-detached residence. Situated mere moments from an array of shops, eateries, and the iconic Nottingham Castle, this property presents a rare opportunity to reside in one of the city's most desirable locales. Upon entering the ground floor features two interconnected reception rooms, creating an expansive and versatile living space perfect for both relaxation and entertaining. Adjacent lies the fitted kitchen for your culinary needs. Ascending to the upper level, you'll discover three generously proportioned double bedrooms, each offering ample space and natural light. Accompanying these bedrooms is a convenient two-piece bathroom suite and a separate W/C. Outside, the front offers a driveway providing off-road parking and granting access to the garage. Additionally, the front garden is adorned with a variety of plants and shrubs, adding to the property's charm. The rear garden presents an enclosed low-maintenance design adorned with a patio area, an array of plants and shrubs further enhance the outdoor ambiance, creating a perfect space to enjoy the outdoors.

MUST BE VIEWED







- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Separate W/C
- Driveway & Garage
- Enclosed Rear Garden
- Owned Solar Panels
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, in-built storage cupboards, a UPVC double-glazed bow window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

13'6" x 17'9" (4.12m x 5.43m)

The living room has carpeted flooring, a radiator, coving to the ceiling, open access to the dining room and a feature fireplace.

Dining Room

11'6" x 4'1" (3.53m x 1.27m)

The dining room has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, a Velux window and sliding patio doors providing access to the rear garden.

Kitchen

8'6" x 7'11" (2.60m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated hob, an extractor fan, space and plumbing for a dishwasher, partially tiled walls, an in-built storage cupboard, a Velux window, a UPVC double-glazed window and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

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

Master Bedroom

13'5" x 13'2" (4.11m x 4.02m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'6" x 9'9" (3.21m x 2.98m)

The second bedroom has carpeted flooring, fitted wardrobes, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

10'5" x 9'4" (3.20m x 2.87m)

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

Bathroom

6'8" x 6'7" (2.05m x 2.01m)

The bathroom has a pedestal wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a radiator, an in-built storage cupboard, recessed spotlights, tiled walls, carpeted flooring and a UPVC double-glazed obscure window to the rear elevation.

W/C

This space has a low level flush W/C, carpeted flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage and a range of plants and shrubs.

Garage

18'11" x 9'4" (5.77m x 2.87m)

The garage has ample storage space, power supply and space and plumbing for a washing machine and tumble dryer.

Rear

To the rear of the property is an enclosed low-maintenance garden with a patio area and a range of plants and shrubs.

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 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 3G, 4G & some coverage of 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years - The government website states this is a medium-risk floor area.
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

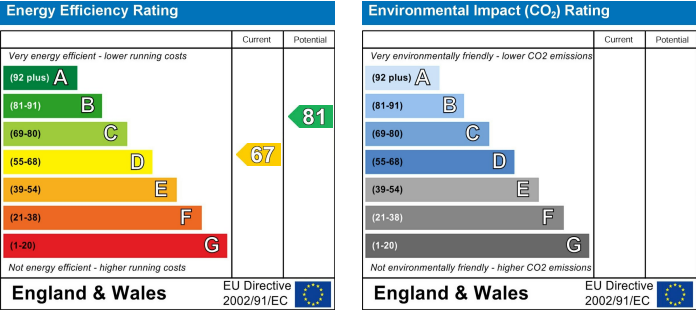
Council Tax Band Rating - Nottingham City Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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**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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