

# HoldenCopley

PREPARE TO BE MOVED

Fabis Drive, Clifton Grove, Nottinghamshire NG11 8NZ

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£375,000



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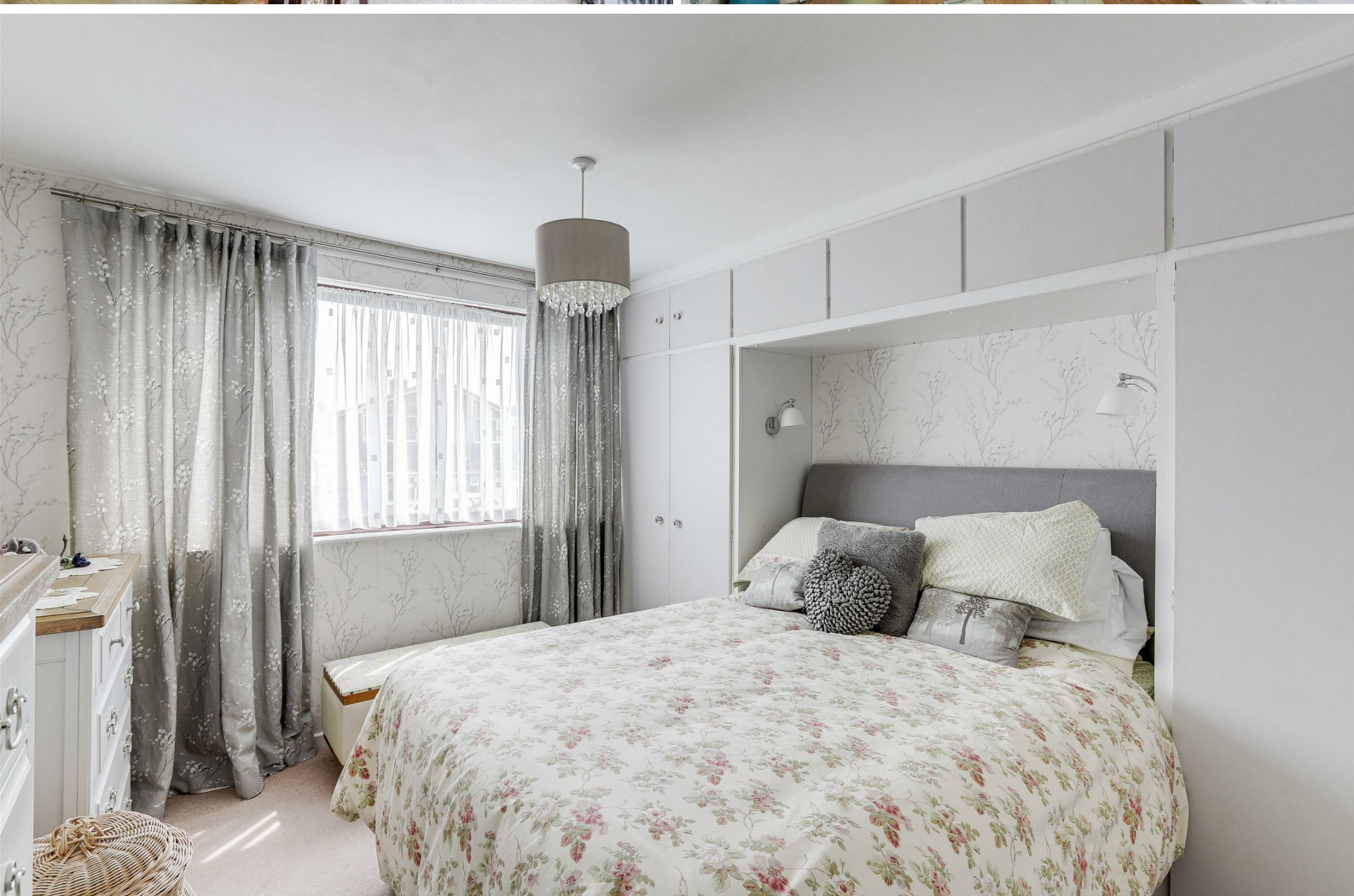




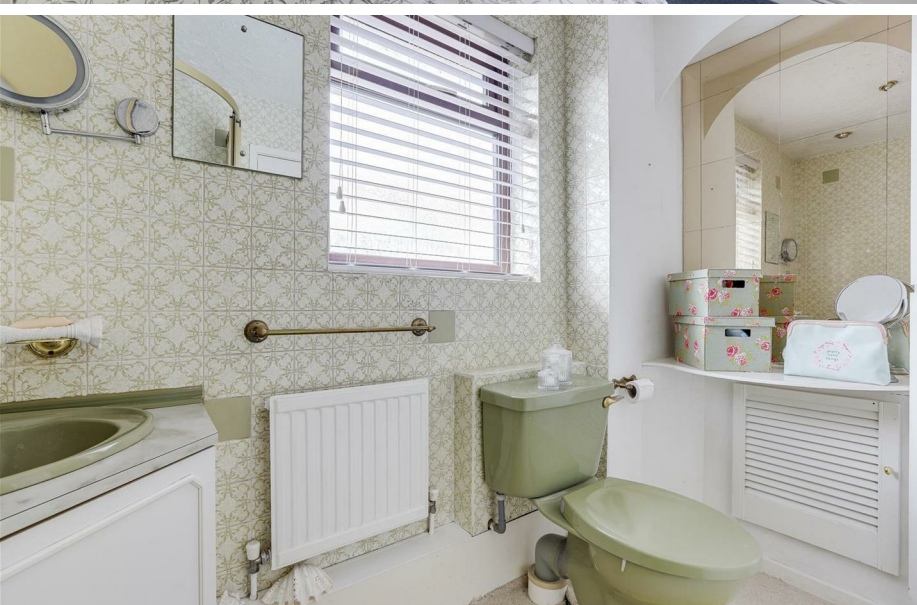
## NO UPWARD CHAIN...

Discover the potential of this four-bedroom property, which is being sold to the market with no upward chain, awaiting your personal touch to transform it into your dream home. Situated in a sought-after location, the ground floor welcomes you with an inviting entrance hall leading to a spacious living room, perfect for family gatherings or quiet evenings. The fitted kitchen/diner offers ample space for culinary creations and entertaining guests, while a convenient W/C adds practicality to daily living. Ascend to the first floor, where four generously sized bedrooms await, alongside a three-piece shower room. Outside, the property boasts a driveway, carport, garage and workshop, providing ample parking and storage options. Embrace outdoor living in the private enclosed garden, offering a tranquil retreat for relaxation and leisure activities. This property is situated in a quiet residential location within an attractive village, which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as having easy access to commuting links via the M1 and A52 and excellent school catchments. With its versatile layout and scope for renovation, seize this opportunity to create a home tailored to your lifestyle and preferences.

## MUST BE VIEWED







- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three-Piece Shower Room
- Driveway, Garage, Workshop & Car Port
- Private Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'7" x 5'10" (max) (4.15m x 1.80m (max))

The entrance hall has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed obscure window to the front elevation and a single composite door providing access into the accommodation

Storage Cupboard

2'4" x 1'1" (0.73m x 0.34m )

Living Room

19'10" x 11'10" (max) (6.05m x 3.63m (max))

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and two double glazed bay windows to the front elevation

Kitchen/Diner

19'11" x 9'4" (max) (6.08m x 2.86m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled splashback, carpeted flooring, a radiator, coving to the ceiling, a window to the rear elevation, a single door providing access to the garage and a glass sliding door providing access to the rear garden

W/C

5'11" x 5'1" (max) (1.82m x 1.57m (max))

This space has a low-level flush W/C, a pedestal wash basin, an in-bult storage cupboard, a radiator, wood-effect flooring and an obscure window to the side elevation

Storage Cupboard

4'0" x 2'7" (1.23m x 0.80m )

FIRST FLOOR

Landing

14'2" x 6'0" (4.33m x 1.84m )

The landing has carpeted flooring, a double glazed window to the rear elevation and provides access to the loft and first floor accommodation

Bedroom One

12'0" x 10'8" (max) (3.66m x 3.27m (max))

The main bedroom has carpeted flooring, an over bed storage unit with cupboards and wardrobes, a radiator and a double glazed window to the front elevation

Bedroom Two

12'0" x 9'0" (max) (3.67m x 2.75m (max))

The second bedroom has carpeted flooring, an over bed storage unit, a radiator and a double glazed window to the front elevation

Bedroom Three

11'0" x 9'8" (3.37m x 2.97m )

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

Bedroom Four

9'7" x 8'9" (max) (2.93m x 2.67m (max))

The fourth bedroom has carpeted flooring, fitted storage cupboards, a radiator and a double glazed window to the rear elevation

Bathroom

8'6" x 5'6" (max) (2.61m x 1.68m (max))

The bathroom has a low-level flush W/C, a vanity-style wash basin, a fitted shower enclosure, two in-built storage cupboards, a radiator, recessed spotlights and an obscure window to the side elevation

Storage Cupboard

2'1" x 1'11" (0.64m x 0.60m )

OUTSIDE

Front

To the front of the property is a large driveway with access to the car port and garage providing ample off-road parking, courtesy lighting and side access to the rear garden

Garage

16'8" x 8'7" (5.09m x 2.63m )

The garage has lighting, multiple power points, an up-and-over door providing access to the driveway, a single door providing access to the garage and a further single door providing access to the workshop

Workshop

11'7" x 8'5" (3.55m x 2.58m )

The workshop has lighting, a radiator, a wall-mounted boiler and two windows to the side and rear elevations

Rear

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

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

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 - 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.

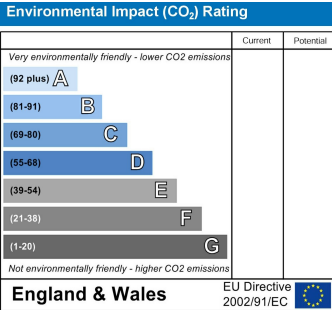
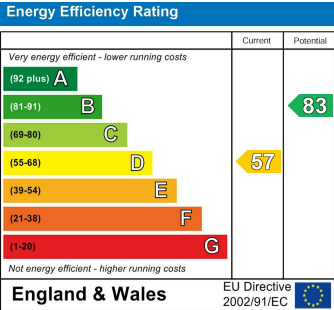
The vendor has advised the following:

Property Tenure is Freehold

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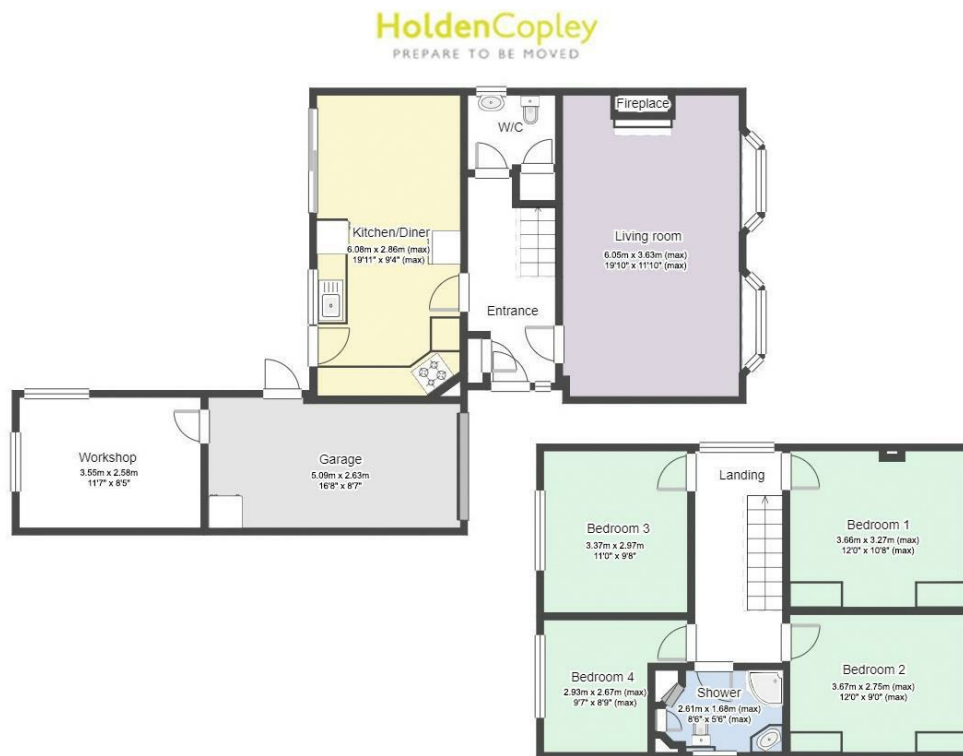
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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