

# HoldenCopley

PREPARE TO BE MOVED

The Downs, Silverdale, Nottinghamshire NG11 7EB

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£250,000

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NO UPWARD CHAIN...

This property offers spacious and flexible accommodation that would greatly benefit from some modernisation, allowing buyers to truly make their mark and enhance the home to suit their individual taste and lifestyle. The ground floor features a welcoming entrance hall that leads to a generous living room, which flows seamlessly through an open archway into the dining room — perfect for entertaining or family gatherings. The fitted kitchen provides practical functionality, while the additional sitting room at the rear offers a bright and comfortable space with views over the garden. Upstairs, there are two well-proportioned double bedrooms and a comfortable single bedroom, all served by a three-piece bathroom suite. The layout lends itself well to a growing family or those needing extra space for a home office or guest room. Outside, the property benefits from a driveway offering convenient off-street parking and a neatly maintained front garden that enhances the kerb appeal. Gated access leads to a low-maintenance rear garden, thoughtfully designed with paved and gravelled areas — an ideal spot for outdoor dining, relaxing, or entertaining friends and family. Located in a popular residential area, the home enjoys close proximity to local shops, schools, and a range of amenities, providing everything you need within easy reach. Transport links are excellent, with the A52 and Clifton Boulevard nearby, offering straightforward routes into Nottingham city centre and beyond. With its generous living space and excellent potential to update and personalise, this property represents an ideal opportunity for first-time buyers, families, or investors looking to add value.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Sitting Room Overlooking Garden
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Low-Maintenance Rear Garden
- No Upward Chain
- Excellent Transport Links





## GROUND FLOOR

### Entrance Hall

13'5" x 6'0" (4.09m x 1.84m)

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

### Living Room

12'11" x 10'2" (3.96m x 3.11m)

The living room has carpeted flooring, coving to the ceiling, a fireplace, and a UPVC double-glazed window to the front elevation.

### Dining Room

8'10" x 11'4" (2.71m x 3.46m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, and sliding patio doors leading into the sitting room.

### Kitchen

11'6" x 7'4" (3.51m x 2.26m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink, an integrated double oven, an electric hob and extractor fan, space and plumbing for a washing machine, space for an under counter fridge and freezer, tiled walls, tile-effect flooring, and a UPVC double-glazed window to the side elevation.

### Sitting Room

8'11" x 16'1" (2.73m x 4.91m)

The sitting room has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, a UPVC door providing side access, and sliding patio doors opening out onto the rear garden.

## FIRST FLOOR

### Landing

6'6" x 6'5" (1.99m x 1.96m)

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

### Master Bedroom

8'3" x 12'10" (2.52m x 3.93m)

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

### Bedroom Two

9'10" x 10'10" (3.00m x 3.31m)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

10'0" x 6'6" (3.05m x 1.99m)

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

### Bathroom

7'1" x 6'5" (2.18m x 1.97m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower, a radiator, tiled walls, carpeted flooring, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway for off-street parking, a small garden with a natural lawn, various plants and shrubs, gates access to the rear garden, and a mixture of brick wall and fence panelled boundaries.

### Rear

To the rear of the property is a low-maintenance garden featuring paved and gravelled sections, two garden sheds, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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

Phone Signal - Good 4G/5G Coverage

Electricity -

Water -

Heating -

Septic Tank -

Sewage -

Flood Risk -

Flood Risk Area - Very Low

Non-Standard Construction - No

Any Legal Restrictions -

Other Material Issues -

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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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