

# HoldenCopley

PREPARE TO BE MOVED

Seaford Avenue, Wollaton, Nottinghamshire NG8 1LB

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Guide Price £350,000

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NO UPWARD CHAIN...

GUIDE PRICE £350,000 - £375,000

Offered to the market with no upward chain, this three bedroom detached house is the perfect purchase for any growing family, and is ready to move into. Situated in a quiet cul-de-sac, in the sought-after area of Wollaton, this location provides easy access to local amenities such as shops and eateries, has great school catchment, is within walking distance to the picturesque Wollaton Hall, Gardens and Deer Park, and offers excellent transport links - including into Nottingham City Centre, Queen's Medical Centre, and the University of Nottingham. Internally, the ground floor of the accommodation offers a spacious entrance hall leading to a convenient W/C, a cosy snug with a wall-mounted gas fireplace and a bay fronted window, an extended living/dining room with a wall-mounted gas fireplace, skylights, and bi-folding doors to the rear garden, and a fitted kitchen with side access and ample storage. The first floor is home to two double bedrooms and a single, serviced by a modern fitted three-piece bathroom suite. Externally, the front of the property benefits from a driveway providing off-street parking for two cars, gated access to the rear, and a planted area. Meanwhile, the rear of the property offers a private enclosed garden with a lawn and mature greenery, an outbuilding for storage, and a paved patio seating area - perfect for enjoying the warm summer months.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Reception Room With Fireplace & Bay Fronted Window
- Living/Dining Room With Fireplace
- Fitted Kitchen
- Ground Floor W/C
- Modern Three Piece Bathroom Suite
- Off-Street Parking
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'1" x 15'6" (2.18m x 4.73m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

### W/C

5'1" x 2'9" (1.55m x 0.85m)

This space has a low level dual flush W/C, a wall-mounted wash basin with a mixer tap, wood-effect flooring, a radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

### Snug

10'10" x 12'8" (3.31m x 3.88m)

The snug has carpeted flooring, a wall-mounted gas fireplace, a radiator, and a UPVC double-glazed bay window to the front elevation.

### Living/Dining Room

10'9" x 20'2" (3.30m x 6.15m)

The living/dining room has carpeted and wood-effect flooring, a wall-mounted gas fireplace, a radiator, a TV-Point, two skylights, and bi-folding doors leading out to the rear garden.

### Kitchen

15'11" x 7'1" (4.87m x 2.16m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven, an integrated gas hob with a concealed extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled flooring, partially tiled walls, a radiator, an in-built open storage cupboard, a skylight, UPVC double-glazed windows to the side and rear elevations, and a single UPVC door providing side access.

## FIRST FLOOR

### landing

7'2" x 7'3" (2.19 x 2.21m)

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

### Master Bedroom

13'1" x 10'10" (3.99m x 3.31m)

The main bedroom has carpeted flooring, in-built mirrored sliding door wardrobes, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

10'9" x 13'6" (3.30m x 4.13m)

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

### bedroom Three

7'4" x 7'2" (2.25m x 2.20m)

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

### Bathroom

8'10" x 7'1" (2.71m x 2.17m)

The bathroom has a low level dual flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, tiled flooring, tiled walls, an in-built storage cupboard, a radiator, recessed spotlights, and two UPVC double-glazed obscure windows to the side and rear elevations.

## OUTSIDE

### Front

To the front of the property is a block paved driveway providing off-street parking for two cars, a lawned area with mature plants and hedges, gated access to the rear, and boundaries made up of fence panelling and stone wall.

### Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, an outbuilding, raised planters, planted borders, 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)

1000 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 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.

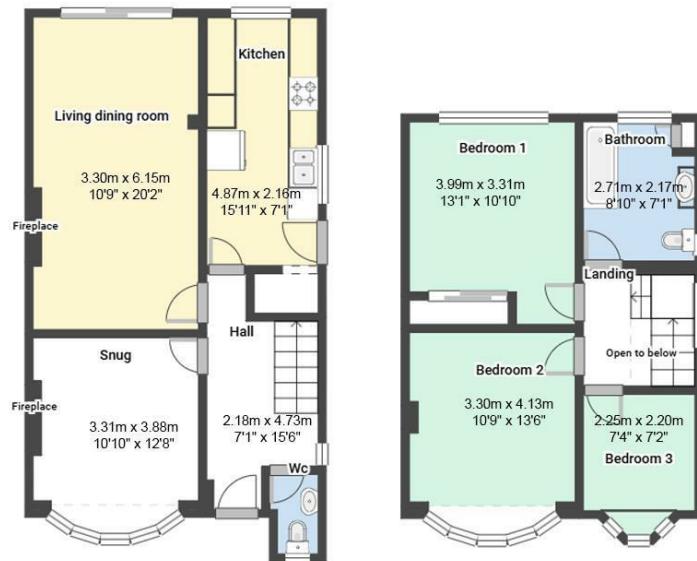
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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