

# HoldenCopley

PREPARE TO BE MOVED

Charlbury Road, Wollaton, Nottinghamshire NG8 1NG

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Guide Price £240,000 - £250,000

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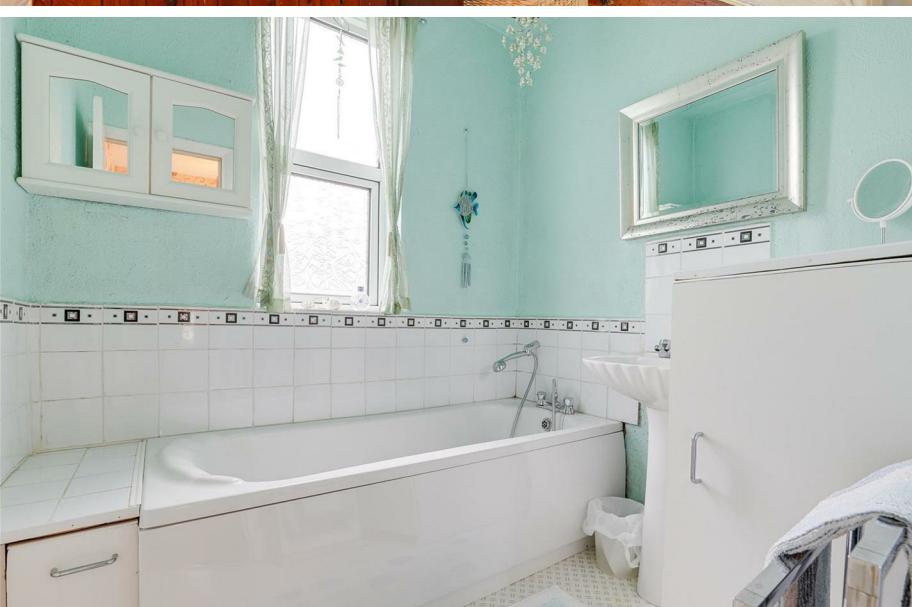
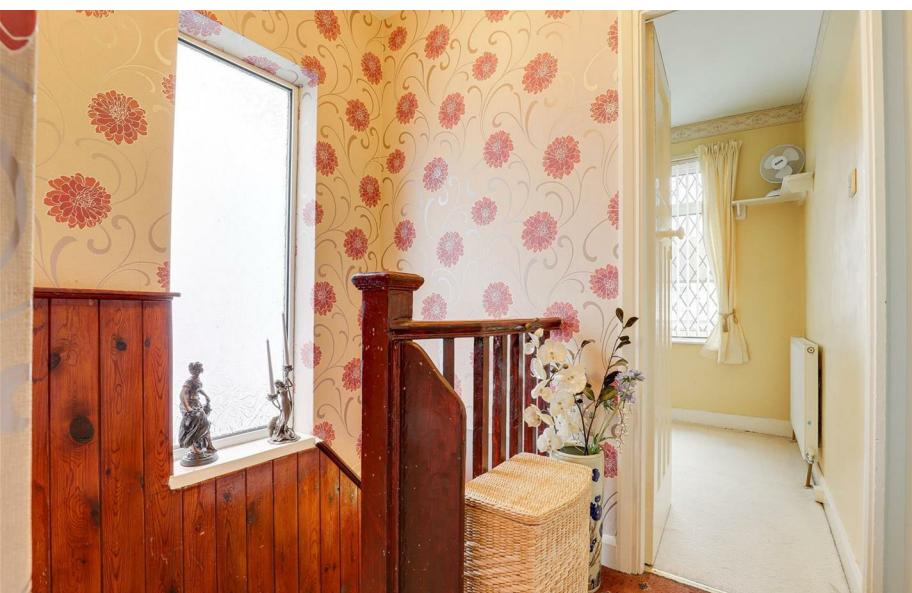
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NO UPWARD CHAIN...

Nestled in a sought-after location near the stunning Wollaton Park, this well-positioned semi-detached home offers a fantastic opportunity for buyers looking to add their own personal touch. With excellent transport links to Nottingham City Centre and close proximity to both the Queen's Medical Centre and City Hospital, this property is ideal for families, professionals, or investors alike. The surrounding area boasts a wealth of amenities, including outstanding schools, shops, and leisure facilities, ensuring convenience at your doorstep. Upon entering, you are welcomed by a porch leading into a hallway. The living room features a charming bay window, allowing natural light to fill the space, and seamlessly flows into the dining room. The kitchen is accessed from lounge/hallway. Upstairs, the property offers two generous double bedrooms and a versatile third bedroom, perfect for a child's room, office, or study. The first floor also comprises a two-piece bathroom suite and a separate W/C. Externally, to the front is a driveway providing off-street parking and access into the carport. To the rear of the property is a shed, a lawn, a greenhouse, a fence panelled boundary, and access into the carport.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- A Carport & Driveway
- Enclosed Rear Garden
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has tiled flooring, a UPVC double glazed obscure surround, and a UPVC door providing access into the accommodation.

### Hall

5'11" x 9'8" (1.81m x 2.96m)

The hall has carpeted flooring, a radiator, a fitted base cupboard, an in-built cupboard, a radiator, partially wood panelling to the walls, and access to the ground floor accommodation.

### Living Room

11'0" x 7'4" (3.36m x 2.26m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a feature fireplace, a TV point, coving to the ceiling, carpeted flooring, and open access into the dining room.

### Dining Room

11'0" x 10'8" (3.37m x 3.26m)

The dining room has carpeted flooring, coving to the ceiling, and UPVC double glazed window.

### Conservatory

10'7" x 7'2" (3.24m x 2.19m)

The conservatory has tiled flooring, space for a fridge freezer, a radiator, a UPVC double glaze window to the rear elevation, and a door opening to the rear garden.

### Kitchen

14'9" x 5'9" (4.51m x 1.77m)

The kitchen has fitted base units with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a ceramic hob and extractor fan, space and plumbing for a washing machine, a radiator, tiled splash back, tiled flooring, and two UPVC double glazed windows to the side and rear elevation.

## FIRST FLOOR

### Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft via a freestanding ladder, and access to the first floor accommodation.

### Bedroom One

12'0" x 10'3" (3.67m x 3.14m)

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

### Bedroom Two

10'11" x 10'3" (3.34m x 3.13m)

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

### Bedroom Three

6'4" x 7'5" (1.94m x 2.27m)

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

### Bathroom

5'11" x 6'5" (1.82m x 1.96m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath with a handheld shower fixture, an in-built base cupboard, a radiator, a tiled splash back, and vinyl flooring.

### W/C

2'3" x 3'9" (0.70m x 1.16m)

This space has a UPVC double glaze obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a driveway with access to the carport.

### Carport

9'10" x 22'6" (3.01m x 6.88m)

The carport has lighting, an outside tap, a Polycarbonate roof, and an up-and-over door opening out to the driveway.

### Rear

To the rear of the property is a shed, a lawn, a greenhouse, a fence panelled boundary, and access into the carport.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps

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

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 B

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.

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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>76</b>		<b>53</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
(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>		
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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