

# HoldenCopley

PREPARE TO BE MOVED

Wollaton Paddocks, Nottingham, Nottinghamshire NG8 2ED

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£210,000



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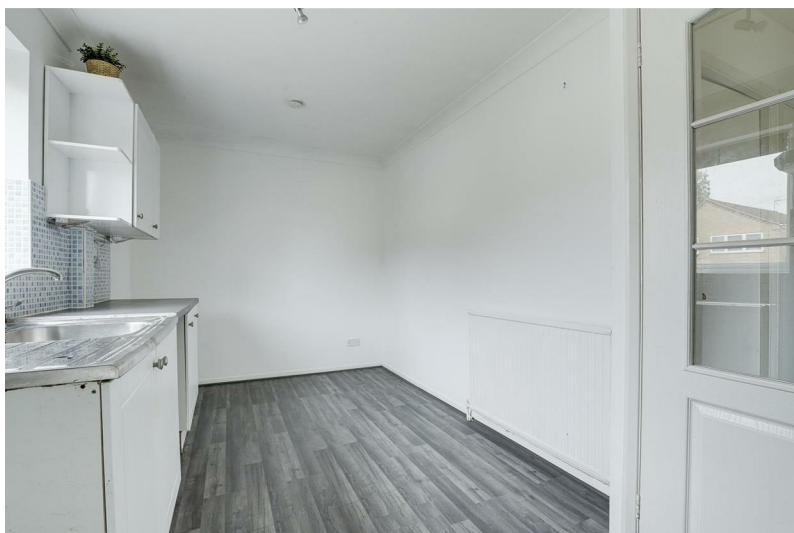




## NO UPWARD CHAIN...

This one-bedroom bungalow is nestled in a highly desirable area of Wollaton, offering an ideal opportunity for those looking to downsize without compromising on comfort or convenience. Perfectly positioned within walking distance of the local Waitrose and with easy access to a regular bus service, the property combines both practicality and appeal. Inside, the bungalow has been thoughtfully updated and features a modern kitchen and bathroom, providing a contemporary feel throughout. The entrance hall leads seamlessly into the kitchen, while a generously proportioned lounge offers a welcoming space for relaxation. A good-sized bathroom is finished to a high standard, complementing the overall modern aesthetic. The spacious bedroom benefits from direct access to a bright conservatory, creating an inviting space to unwind or entertain. Outside, there is an enclosed south-facing, low-maintenance garden, ideal for enjoying the outdoors in privacy, alongside off-road parking for added convenience.

MUST BE VIEWED







- Detached Bungalow
- One Bedroom
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway
- Enclosed South-Facing Rear Garden
- Popular Location
- Must Be View











ACCOMMODATION

Entrance Hall

7'11" x 6'7" (2.42m x 2.02m)

The hall has carpeted flooring, a storage cupboard, a cloakroom, and a UPVC door providing access to the accommodation

Living room

15'10" x 11'10" (4.83m x 3.61m)

The living room has a UPVC double glazed window to the side elevation, a TV point, two radiators, a feature fireplace, carpeted flooring, and French doors opening to the front garden.

Kitchen

6'9" x 16'1" (2.07m x 4.91m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, an extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a radiator, coving to the ceiling, tiled splashback, wood-effect flooring, and a UPVC window to the side elevation.

Bedroom

12'3" x 12'10" (3.74m x 3.93m)

The bedroom has a radiator, carpeted flooring, access into the loft, and French doors opening to the conservatory.

Conservatory

6'0" x 10'2" (1.83m x 3.10m)

The conservatory has carpeted flooring, a UPVC double glazed surround, and double French doors opening out to the rear garden.

Bathroom

9'10" x 6'7" (3.01m x 2.03m)

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

OUTSIDE

Front

To the front of the property there is a low maintenance garden with a driveway, and a range of plants and shrubs

Rear

To the rear of the property is an enclosed south-facing low maintenance garden, with a patio, and a fence panelled boundary.

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 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.

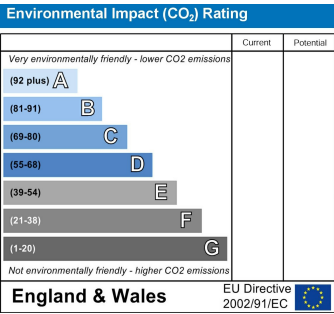
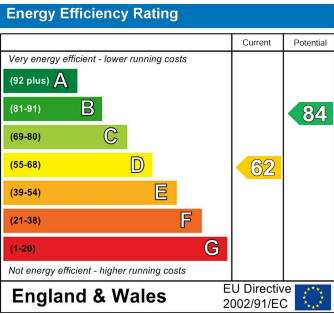
The vendor has advised the following:

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 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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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