

# HoldenCopley

PREPARE TO BE MOVED

Cromwell Crescent, Lambley, Nottinghamshire NG4 4PJ

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Guide Price £220,000 - £230,000

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NO UPWARD CHAIN...

This three bedroom semi detached house would be the perfect purchase for an first time buyers or investors alike as it benefits from being sold to the market with no upward chain, ready to move straight into. The property offers plenty of potential and space throughout. Situated in the picturesque Nottinghamshire village of Lambley, the property is within easy reach of facilities in neighbouring villages, suburbs, excellent transport into Nottingham City Centre, great schools and is a short drive away from Gedling Country Park.

To the ground floor is the front porch, an entrance hall, a spacious living room, a kitchen, a rear porch, a store room and a three piece bathroom suite. To the first floor are three good sized bedrooms serviced by a three piece bathroom suite. Outside to the front is gated access and a driveway providing ample off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Kitchen
- Ground Floor & First Floor Bathroom
- Plenty Of Storage Space
- Generous Sized Garden
- Off Road Parking
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Front Porch

8'2" x 2'11" (2.5 x 0.9)  
The front porch has tiled flooring, a range of UPVC double glazed windows, a poly carbonate room and provides access into the accommodation

Hall

5'10" x 3'11" (1.8 x 1.2)  
The hall has carpeted flooring, a wall mounted radiator, a built-in cupboard and provides access to the first floor accommodation

Living Room

19'8" x 12'1" (6.0 x 3.7)  
The living room has carpeted flooring, two wall mounted radiators, coving to the ceiling, a feature fireplace with a decorative surround and two UPVC double glazed windows to the front and rear elevation

Kitchen

9'6" x 13'9" (2.9 x 4.2)  
The kitchen has wood effect flooring, a wall mounted radiator, partially tiled walls, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, space for an oven, space and plumbing for a washing machine and two UPVC double glazed windows to the side elevation

Rear Porch

5'6" x 3'11" (1.7 x 1.2)  
The rear porch has tiled flooring and a single obscure door to the rear elevation

Store

5'2" x 3'11" (1.6 x 1.2)  
The store room provides extra storage space

Ground Floor Bathroom

11'1" x 5'2" (3.4 x 1.6)  
The bathroom has tiled flooring, partially tiled walls, a low level flush W/C, a vanity wash basin with storage, a corner fitted shower enclosure with a bi-folding shower screen and a wall mounted electric shower, recessed spotlights, a heated towel rail and two UPVC double glazed obscure windows to the rear and side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

10'5" x 12'1" (3.2 x 3.7)  
The master bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

12'1" x 8'10" (3.7 x 2.7)  
The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bedroom Three

9'6" x 9'2" (2.9 x 2.8)  
The third bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the side elevation

First Floor Bathroom

6'2" x 5'10" (1.9 x 1.8)  
The first floor bathroom has tiled walls, a wall mounted radiator, a low level flush w/c, a pedestal wash basin, a panelled bath with a wall mounted electric shower and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawn, gated access, courtesy lighting and a driveway providing ample off road parking

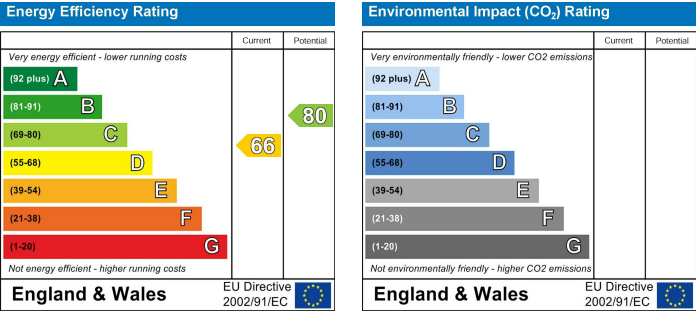
Rear

To the rear of the property is a generous sized garden with a lawn, a patio area, a paved pathway, a shed, panelled fencing, and a range of plants and shrubs

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**541.64 Sq Ft - 50.32 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**965.2 Sq Ft - 89.67 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**423.56 Sq Ft - 39.35 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**965.2 Sq Ft - 89.67 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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