

# HoldenCopley

PREPARE TO BE MOVED

Regent Street, New Basford, Nottingham NG7 7BJ

---

**Guide Price £290,000**



Regent Street, New Basford, Nottingham NG7 7BJ





GUIDE PRICE £290,000 - £310,000

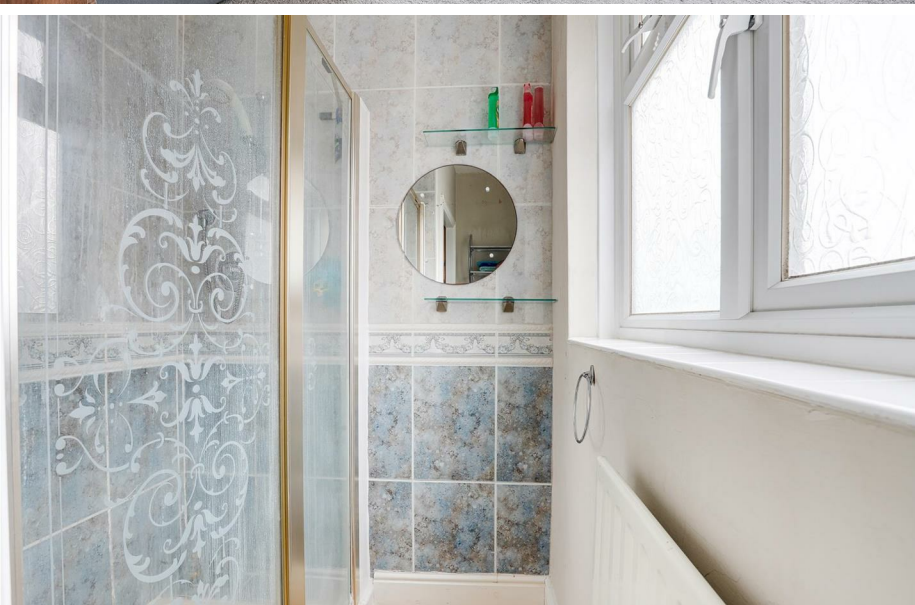
PERFECT FOR A RANGE OF BUYERS...

This inviting three-bedroom detached house offers an ideal living space for a diverse range of buyers, seeking a home in the sought-after locale of New Basford. Conveniently situated, the property is in close proximity to an array of shops, schools, eateries, and excellent transport links to the City Centre. The ground floor welcomes you with an entrance hall, leading to a generously sized living room adorned with a captivating feature fireplace. Adjacent is a separate dining room, which opens up through sliding doors to a delightful conservatory. The well-appointed fitted kitchen adds practicality, while an added utility room boasts a modern three-piece shower suite, enhancing functionality. Moving to the first floor, two comfortable double bedrooms are complemented by a well-equipped shower suite and a separate bathroom suite, offering convenience and versatility. The second floor unveils a spacious bedroom featuring ample in-built wardrobes, providing both comfort and storage. Outside, the property boasts a front driveway that easily accommodates multiple vehicles, along with access to a garage for added convenience. The rear of the house reveals an enclosed, low-maintenance garden, perfect for enjoying summer days and evenings. Overall, this appealing three-bedroom detached house presents an excellent opportunity for various buyers to enjoy a comfortable and well-connected lifestyle in the popular New Basford area.

MUST BE VIEWED!







- Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room & Dining Room
- Conservatory & Utility Room
- Two Bathroom Suites & Additional Shower Room
- Rear Enclosed Garden
- Driveway & Garage
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Hallway

24'2" x 5'6" (7.38 x 1.70)

The entrance hall has carpeted flooring and stairs, alarm panel, radiator, beading to the walls and a single UPVC door providing access into the accommodation

#### Living Room

15'8" x 13'0" into bay (4.79 x 3.97 into bay)

The living room has carpeted flooring, beading to the walls, TV point, recessed chimney breast feature fireplace with a marble effect heart, wooden mantelpiece and a gas fire, radiator and UPVC double glazed bay window to the front elevation

#### Dining Room

12'11" x 10'7" (3.95 x 3.23)

The dining room has carpeted flooring, beading to the walls, radiator, feature fireplace with a marble effect hearth, wooden mantelpiece and a gas fire and UPVC double glazed doors providing access to the conservatory

#### Kitchen

16'2" x 8'5" (4.95 x 2.57)

The kitchen has tiled flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, space for a range master cooker with a over hood extractor, sink and a half with a drainer and mixer taps, space and plumbing for a washing machine and dishwasher, combi boiler, radiator and a UPVC double glazed window to the rear elevation

#### Conservatory

16'3" x 7'10" (4.96 x 2.39)

The conservatory has wood effect laminate flooring, a range of UPVC double glazed windows, polycarbonate roof and UPVC double glazed French doors providing access to the rear elevation

#### Utility Room

14'2" x 8'0" (4.34 x 2.46)

The utility room has wood effect laminate flooring, recessed ceiling spotlights, radiator and UPVC double glazed window to the front elevation

#### Shower Room

8'4" x 4'10" (2.56 x 1.49)

The shower room has tiled flooring, fully tiled walls, recessed ceiling spotlights, chrome wall mounted towel rail, low level dual flush WC, double walk in shower enclosure with a wall mounted mains fed shower, pedestal washbasin with mixer taps and a UPVC double glazed obscure window to the rear elevation

### FIRST FLOOR

#### Landing

8'5" x 6'0" (2.57 x 1.85)

The landing has carpeted flooring, radiator, in-built storage cupboard and provides access to the first floor accommodation

#### Master Bedroom

13'9" x 12'11" (4.20 x 3.94)

The main bedroom has carpeted flooring, a range of in-built wardrobes, radiator and two UPVC double glazed windows to the front elevation

#### Bathroom

8'7" x 7'4" (2.62 x 2.25)

The bathroom has wood effect laminate flooring, partially tiled walls, pedestal washbasin with taps, radiator, low level flush WC, corner bath with taps, extractor fan and a UPVC double glazed obscure window to the rear elevation

#### Bedroom Three

12'11" x 10'4" (3.96 x 3.16)

The third bedroom has carpeted flooring, recessed chimney breast, radiator and a UPVC double glazed window to the rear elevation

#### Landing

13'1" x 6'0" (3.99 x 1.83)

The second landing has carpeted flooring, beading to the walls and a radiator

#### Shower Room

7'9" x 6'11" (2.37 x 2.13)

The shower room has wood effect laminate flooring, partially tiled walls, radiator and a shower enclosure with a wall mounted shower and UPVC double glazed obscure window to the side elevation

### SECOND FLOOR

#### Bedroom Two

16'8" x 10'8" (5.09 x 3.26)

The second bedroom has carpeted flooring, radiator, a range of in-built wardrobes, loft hatch, UPVC double glazed window to the side elevation and provides access to the second floor accommodation

### BASEMENT

#### Cellar

16'6" x 3'2" (5.05 x 0.98)

The first cellar has stairs providing access to the basement

#### Cellar

13'0" x 6'3" (3.98 x 1.92)

The second cellar has courtesy lighting

#### Cellar

13'0" x 9'1" (3.97 x 2.79)

The third cellar has courtesy lighting and a fuse box

#### Garage

22'0" x 14'11" (6.72 x 4.55)

The garage has courtesy lighting, UPVC double glazed window to the rear elevation, a single UPVC door providing access to the rear garden and an electric garage door

### OUTSIDE

#### FRONT

To the front is a driveway providing ample off street parking, access to the garage with a wall surround and gated access

#### REAR

To the rear is an enclosed garden with a patio seating area, lawn, a range of decorative plants and shrubs with a wall surround

### 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:

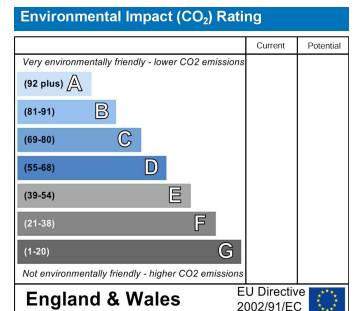
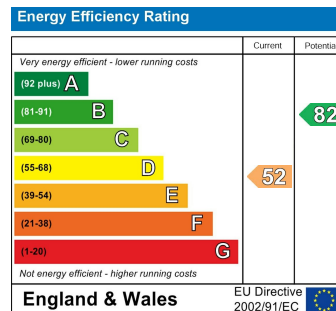
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





# Regent Street, New Basford, Nottingham NG7 7BJ

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.