

# HoldenCopley

PREPARE TO BE MOVED

Jensen Way, Carrington, Nottingham NG5 1QP

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Guide Price £260,000 - £300,000

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GUIDE PRICE £260,000 - £280,000

## SPACIOUS FAMILY HOME...

Welcome to this charming four-bedroom townhouse, situated in a popular location with a plethora of local shops, eateries, and excellent commuting links. Upon entering, you are greeted by a welcoming entrance hall on the ground floor, providing access to two versatile bedrooms ideal for guests, family members, or home office spaces, along with a convenient W/C for added practicality. Ascending to the upper level, you'll discover a spacious reception room bathed in natural light, perfect for entertaining or relaxing. Adjacent lies a modern fitted kitchen equipped with integrated appliances. Continuing to the top floor, two generously sized double bedrooms await, with the master bedroom benefiting from the luxury of an en-suite. Completing this level is a four-piece bathroom suite, ensuring ample comfort for all residents. Outside, the property boasts a front driveway providing off-road parking for multiple cars, access to the double garage and complemented by a delightful array of plants and shrubs, adding to the home's curb appeal. The rear garden features a private enclosed lawn, a paved patio area and an assortment of plants and shrubs.

MUST BE VIEWED





- Three-Storey Townhouse
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Ground Floor W/C
- Bathroom & En-Suite
- Driveway & Double Garage
- Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance has carpeted flooring, a radiator and a single door providing access into the accommodation.

### Bedroom

19'3" x 7'3" (5.89m x 2.21m)

The bedroom has carpeted flooring, two radiators, a UPVC double-glazed window to the front elevation and a single door providing access to the rear garden.

### Bedroom

8'9" x 7'7" (2.69m x 2.33m)

The bedroom has carpeted flooring, a radiator and double French doors opening out to the rear garden.

### W/C

This space has a low level flush W/C, a pedestal wash basin, a tiled splashback, a radiator, an extractor fan and carpeted flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

### Living/ Dining Room

19'4" max x 10'11" max (5.91m max x 3.35m max)

The living/ dining room has carpeted flooring, a radiator, a decorative fireplace, a UPVC double-glazed window to the rear elevation and double French doors with a Juliet balcony.

### Kitchen

8'11" x 8'7" (2.74m x 2.64m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an integrated fridge freezer, partially tiled walls, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the rear elevation.

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the second floor accommodation and access to the partially boarded loft with a drop-down ladder.

### Bedroom

10'4" x 9'11" (3.16m x 3.04m)

The bedroom has carpeted flooring, a radiator, in-built wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

5'4" x 3'8" (1.65m x 1.12m)

The ensuite has a wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, partially tiled walls, a radiator, an extractor fan, vinyl flooring and a UPVC double-glazed window to the front elevation.

### Bedroom

10'4" x 8'9" (3.15m x 2.67m)

The bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

### Bathroom

6'5" x 5'1" (1.98m x 1.56m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a shower enclosure, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

The front of the property has a driveway providing off-road parking for multiple cars, access to the double garage, courtesy lighting, plants and shrubs.

## Garage

17'6" x 15'8" (5.35m x 4.80m)

The garage has recessed spotlights, access to a loft, a single door providing access to the rear garden and two up-and-over doors.

## Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, a range of plants and shrubs and fence panelling.

## 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.

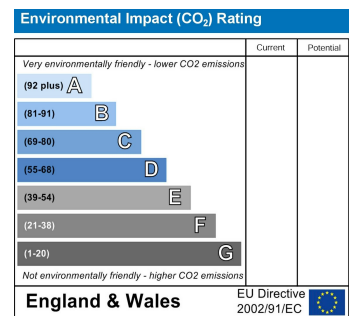
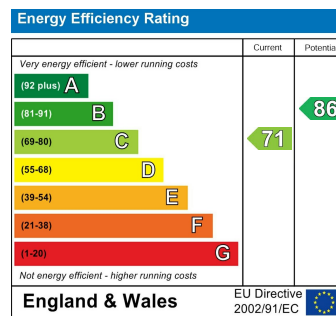
The vendor has advised the following:

Property Tenure is Freehold

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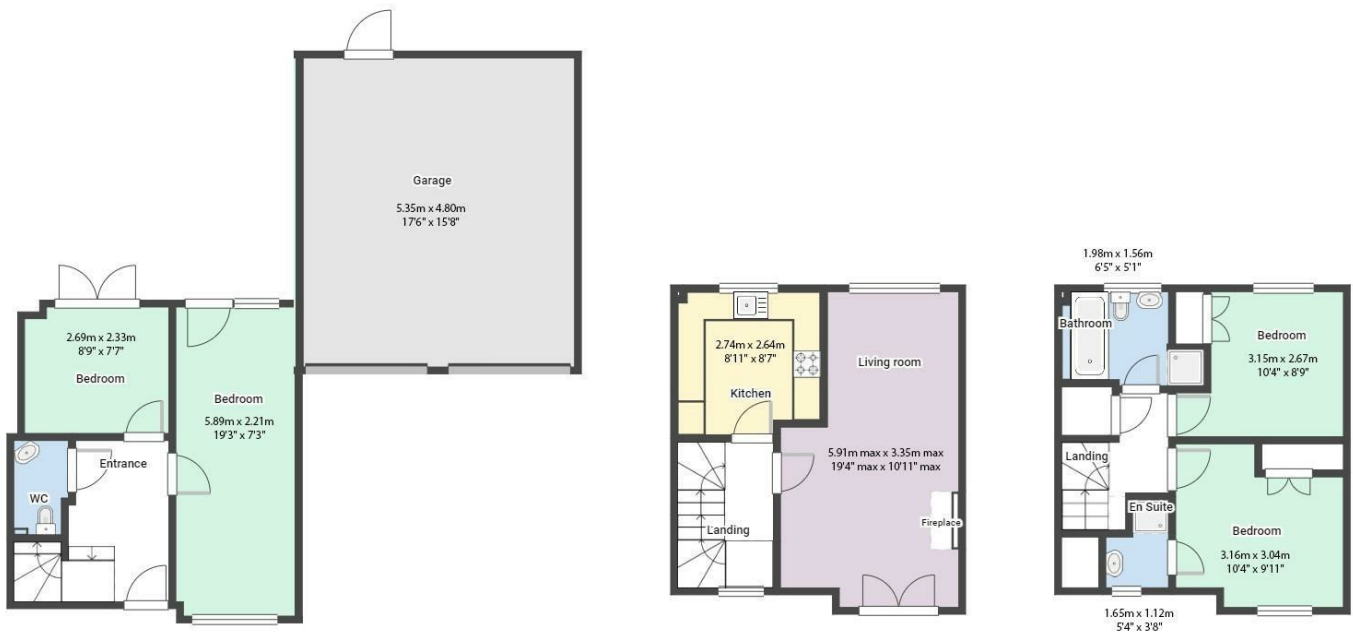
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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