

HoldenCopley

PREPARE TO BE MOVED

Aylesham Avenue, Nottingham, NG5 6PX

Asking Price £300,000

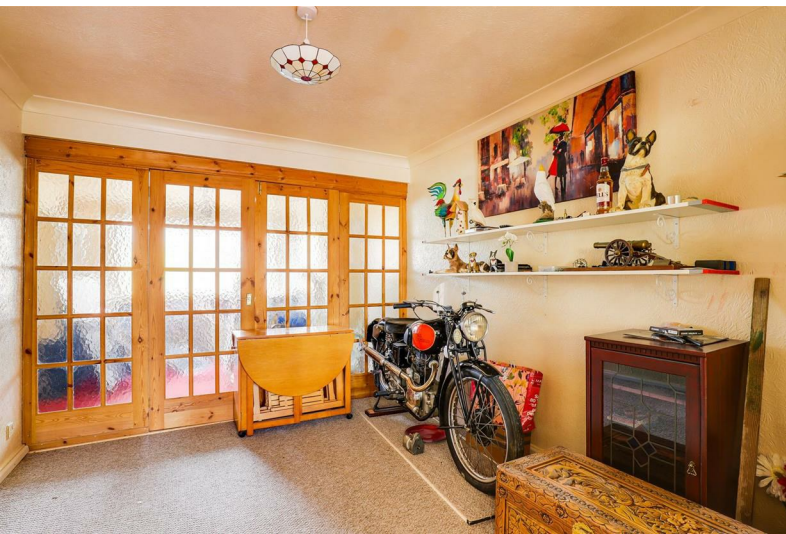
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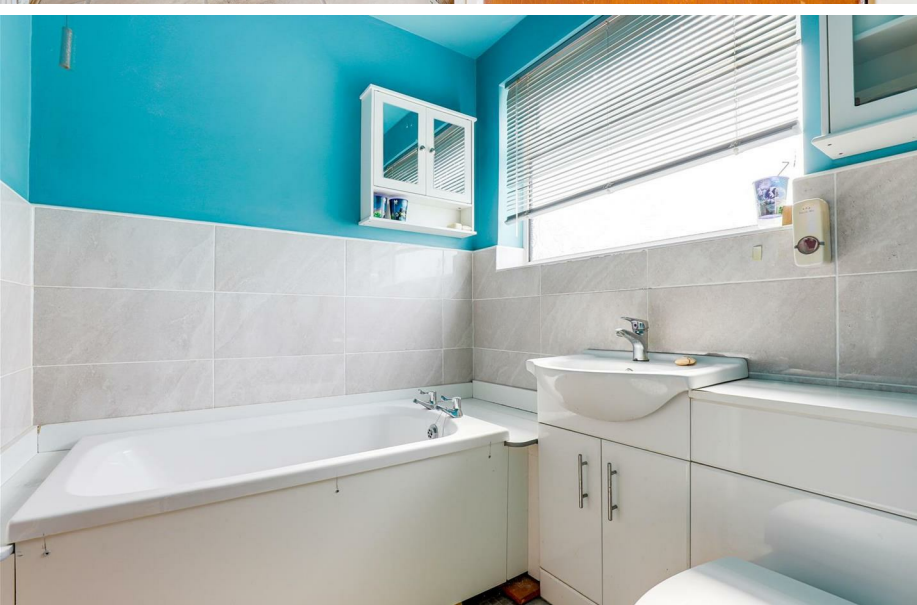
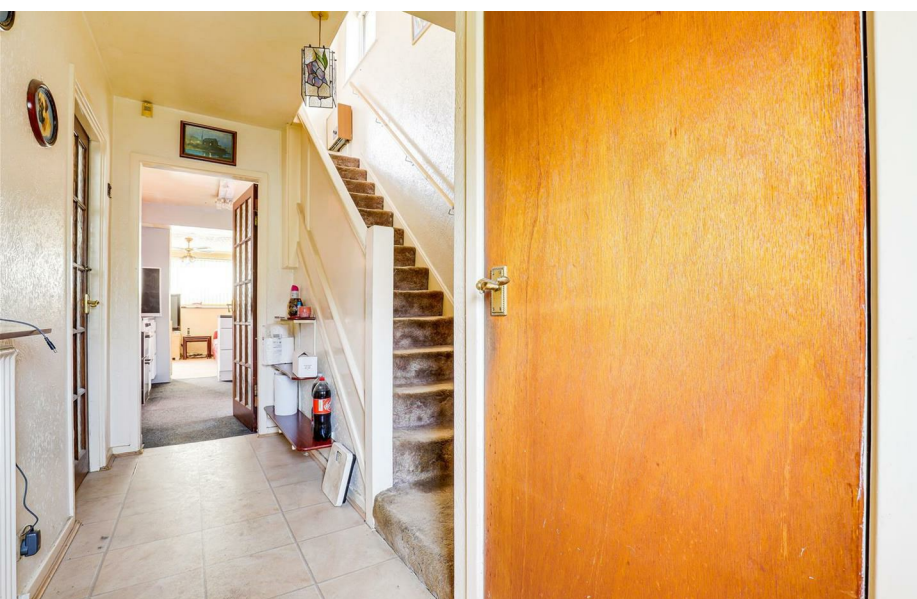


DETACHED HOUSE...

Welcome to this detached house, perfectly situated for a growing family seeking a home to truly make their own. Ideally located near local schools, shops, and a variety of other amenities, this property boasts excellent transport links to Nottingham City Centre and the surrounding areas. On the ground floor, you will find an entrance hall leading to a living room that flows seamlessly into a dining room and family room, offering ample space for both relaxation and entertaining. A fitted kitchen, and a conservatory with doors that open onto the garden, creating a perfect blend of indoor and outdoor living. Additionally, there is a convenient ground floor W/C. The first floor features three well-proportioned bedrooms and a modern three-piece bathroom suite. Outside, the front of the property includes a small lawn and a driveway leading to a garage with an up-and-over door, along with gated access to the rear garden. The enclosed rear garden has a patio area, a shed, planted borders, gravelled sections, and artificial lawn, all surrounded by a fence panelled boundary and gated access.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living & Dining Room
- Fitted Kitchen
- Family Room & Conservatory
- Three Piece Bathroom Suite & Ground floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Popular Location
- Must Be viewed





GROUND FLOOR

Entrance Hall

3'5" x 12'10" (1.05m x 3.93m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

W/C

6'5" x 2'10" (1.97m x 0.87m)

This space has a window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin with a tiled splashback, and vinyl flooring.

Living Room

13'5" x 12'0" (4.10m x 3.66m)

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

Dining Room

10'10" x 9'10" (3.31m x 3.01m)

The dining room has carpeted flooring, coving to the ceiling, and a serving hatch.

Kitchen

8'4" x 9'10" (2.56m x 3.00m)

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, space for a tumble dryer, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, carpeted flooring, and a UPVC door opening out to the rear garden.

Family Room

18'6" x 11'6" (5.64m x 3.51m)

The family room has two UPVC double glazed windows to the rear and side elevation, a radiator, carpeted flooring, coving to the ceiling, and sliding patio doors opening into the conservatory.

Conservatory

9'10" x 7'5" (3.02m x 2.27m)

The conservatory has carpeted flooring, UPVC double glazed window surround, a Polycarbonate roof, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

9'1" x 6'0" (2.77m x 1.85m)

The landing has a window to the side elevation, a wall-mounted heater, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

9'7" x 11'11" (2.93m x 3.65m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted double wardrobes with sliding patio doors, and carpeted flooring.

Bedroom Two

11'4" x 9'9" (3.46m x 2.99m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a shower enclosure with a wall-mounted shower fixture, and carpeted flooring.

Bedroom Three

8'10" x 7'5" (2.71m x 2.27m)

The third bedroom has a UPVC double glazed window to the front elevation, and wood-effect flooring.

Bathroom

5'7" x 6'11" (1.71m x 2.11m)

The bathroom has a double glazed window to the rear elevation, a concealed dual flush W/C, a vanity style wash basin, a panelled bath, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small lawn, a driveway to the garage with an up-and-over door, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio area, a shed,

planted borders, a gravelled area, artificial lawn, fence panelled boundary, and gated access.

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 1000Mbps and Upload Speed 100Mbps

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

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

The vendor has informed us that the rear extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Gedling Borough 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.

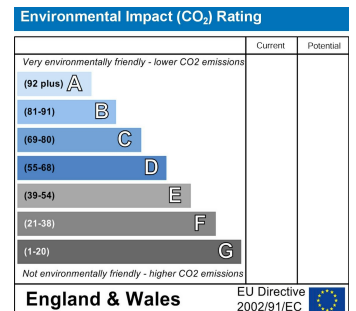
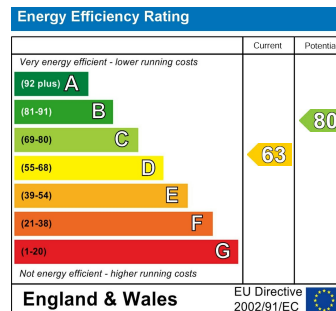
The vendor has advised the following:

Property Tenure is Freehold

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.

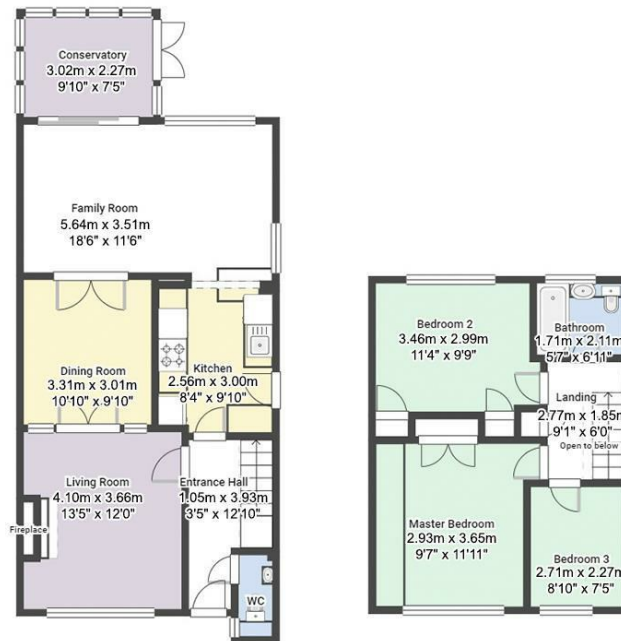
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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