

HoldenCopley

PREPARE TO BE MOVED

Knighton Avenue, Bobbers Mill, Nottinghamshire NG7 5QD

Offers Over £230,000

Knighton Avenue, Bobbers Mill, Nottinghamshire NG7 5PD

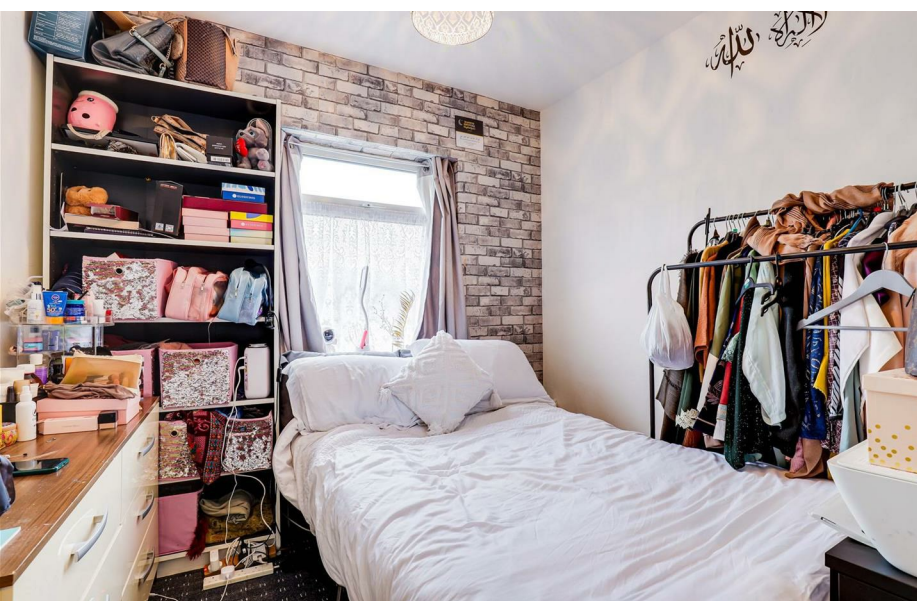


CLOSE TO LOCAL AMENITIES...

Welcome to this three-bedroom end-terraced house, ideally situated close to a range of local amenities including shops, eateries, and excellent commuting links. As you step inside, you'll find a reception room perfect for relaxation and entertaining. The spacious kitchen diner provides ample space for family meals and gatherings. Completing the ground floor is a practical shower room, adding to the home's convenience. The upper level features three generous double bedrooms, each offering comfortable living space. A well-appointed three-piece bathroom suite serves this level. The top level boasts a versatile loft room, to cater to your needs. Outside, the front of the property includes a driveway providing off-road parking for multiple cars. The rear garden offers two patio seating areas and is adorned with a selection of shrubs, a space for enjoying the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Three Double Bedrooms
- Reception Room
- Kitchen Diner
- Three-Piece Bathroom Suite
- Loft Room
- Driveway
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'10" x 5'11" (3.31m x 1.82m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

10'11" x 11'7" (3.34m x 3.54m)

The living room has carpeted flooring, a radiator and a UPVC double-glazed bay window to the front elevation.

Kitchen

17'10" x 10'11" (5.44m x 3.35m)

The kitchen diner 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, space for a range cooker & fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, an in-built storage cupboard, access to the shower room, vinyl flooring and double French doors opening out to the rear garden.

Shower Room

4'9" x 6'0" (1.47m x 1.84m)

The shower room has a low level flush W/C, a wall-mounted wash basin, a shower fixture, tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

3'9" x 7'5" (1.15m x 2.28m)

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

Master Bedroom

10'11" x 10'4" (3.33m x 3.15m)

The main bedroom has carpeted flooring and a UPVC double-glazed window to the front elevation.

Bedroom Two

7'9" x 8'6" (2.37m x 2.61m)

The second bedroom has carpeted flooring and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'1" x 7'11" (2.77m x 2.42m)

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

Bathroom

7'0" x 6'1" (2.15m x 1.86m)

The bathroom has a low level dual flush WC, a vanity storage unit with a wash basin, a corner panelled bath with a shower fixture, a heated towel rail, tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed window to the side elevation.

SECOND FLOOR

Loft Room

12'10" x 13'1" (3.93m x 4.00m)

This space has carpeted flooring, a radiator, storage in the eaves and a Velux window.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, courtesy lighting and gated access to the rear garden.

Rear

To the rear of the property the garden has a paved patio area, a brick-built storage space, a shed, shrubs and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

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

Council Tax Band Rating - Nottingham City Council - Band A

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.

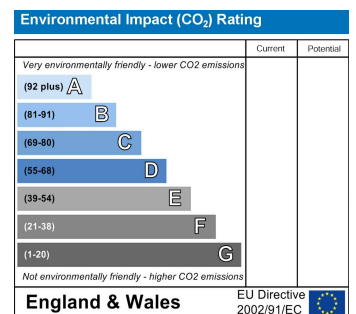
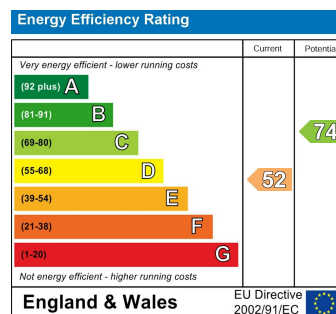
The vendor has advised the following:

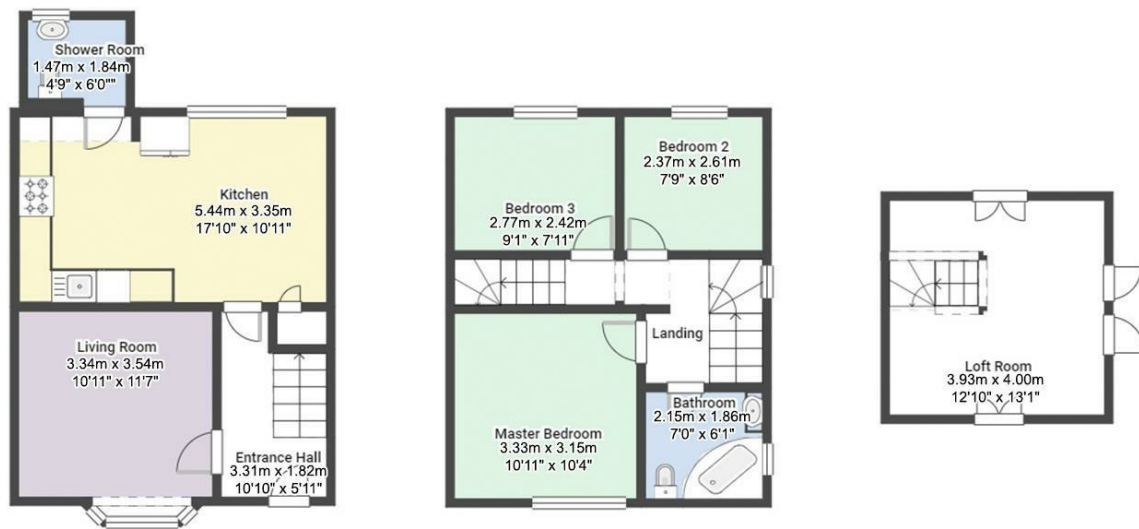
Property Tenure is Freehold

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.





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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