

HoldenCopley

PREPARE TO BE MOVED

Rockford Road, Basford, Nottinghamshire NG5 1JX

£220,000

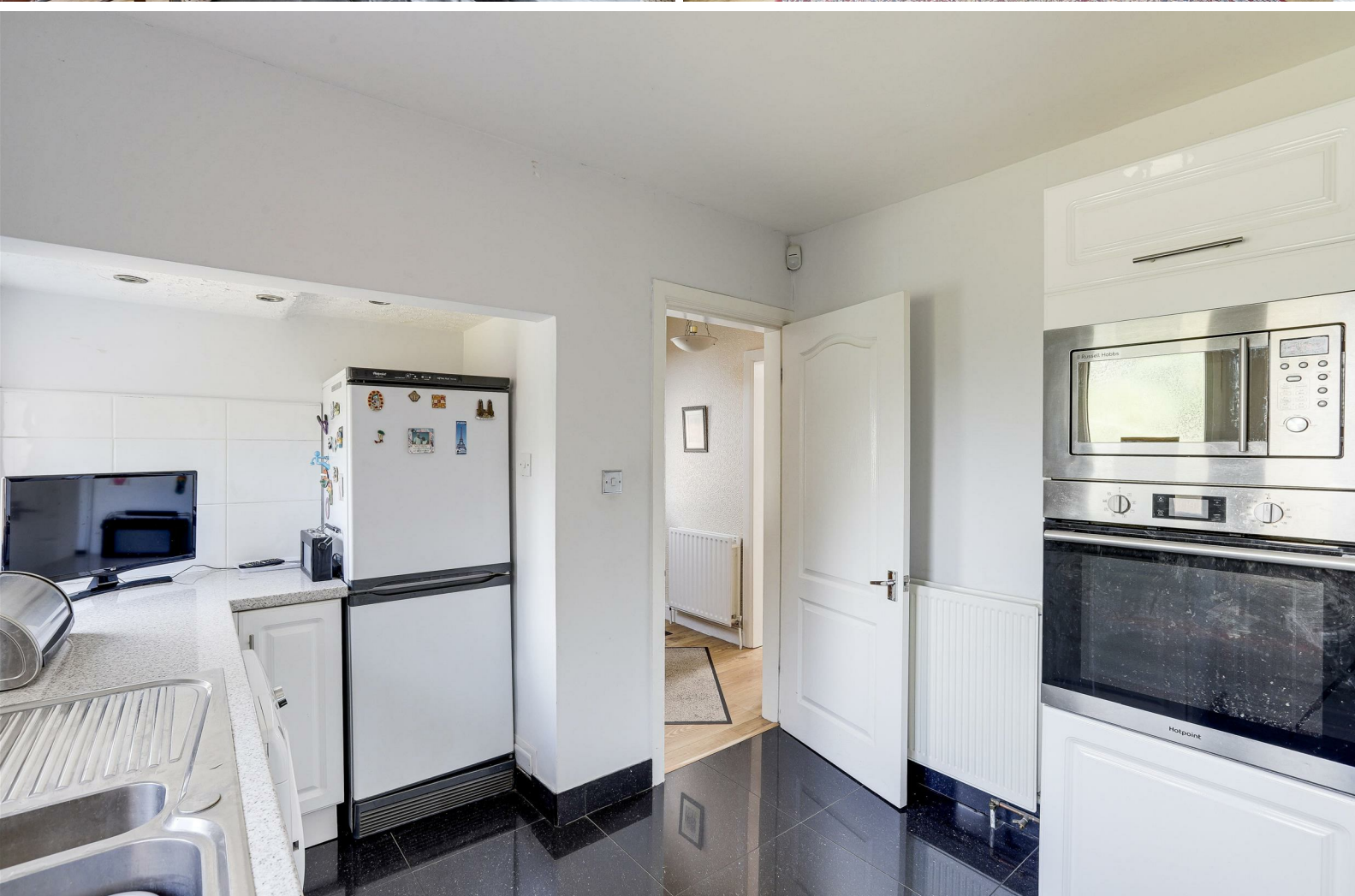
Rockford Road, Basford, Nottinghamshire NG5 1JX



WELL PRESENTED THROUGHOUT...

This well-presented two-bedroom semi-detached house is perfect for first-time buyers or anyone looking to move straight in. Situated in a sought-after location, the property is within close proximity to various local amenities, including shops, excellent transport links and top-rated school catchments. The ground floor features a porch leading to an entrance hall, a spacious living/dining room and a fitted kitchen. On the first floor, you'll find two generous double bedrooms, a two-piece bathroom suite and a separate W/C. The front of the property boasts a convenient driveway and to the rear, a private south-facing garden with a lawn and two sheds offers the perfect space for relaxation and outdoor activities, along with convenient storage options.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Private South Facing Garden
- Driveway
- New Boiler - Hive Smart System
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5'6" x 4'7" (1.68m x 1.41m)

The porch has UPVC double-glazed obscure windows to the front side and rear elevation, a UPVC single door and tiled flooring.

Entrance Hall

6'0" x 5'9" (max) (1.85m x 1.77m (max))

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

Living/Dining Room

15'8" x 11'10" (max) (4.80m x 3.61m (max))

The living/dining room has two UPVC double-glazed bay windows to the front elevation, wooden flooring, a radiator and coving.

Kitchen

12'5" x 9'4" (max) (3.81m x 2.87m (max))

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven and microwave, a gas hob with an extractor fan, a stainless steel sink and a half with a drainer and swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a radiator, partially tiled walls, recessed spotlights, two UPVC double-glazed windows to the rear elevation and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

13'4" x 5'10" (max) (4.07m x 1.79m (max))

The landing has carpeted flooring, a built-in storage cupboard, a UPVC double-glazed window to the rear elevation and provides access to the first floor accommodation.

Master Bedroom

12'4" x 9'5" (max) (3.76m x 2.88m (max))

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a picture rail.

Bedroom Two

9'5" x 9'4" (max) (2.88m x 2.87m (max))

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

Bathroom

7'3" x 5'9" (max) (2.22m x 1.76m (max))

The bathroom has a pedestal wash basin, a fitted panelled bath with an electric shower, tiled flooring and walls, a radiator, a built-in storage cupboard and a UPVC double-glazed obscure window to the front elevation.

W/C

5'8" x 2'9" (1.73m x 0.85m)

This space has a low level flush W/C, wooden flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property are various plants and shrubs and a driveway.

Rear

To the rear of the property is a private enclosed south facing garden with a fence panelled boundary, a lawn, a decorative stone area, two sheds and a single lockable gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

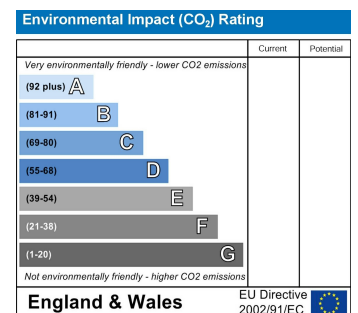
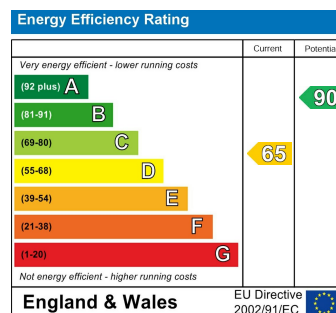
The vendor has advised the following:

Property Tenure is Freehold

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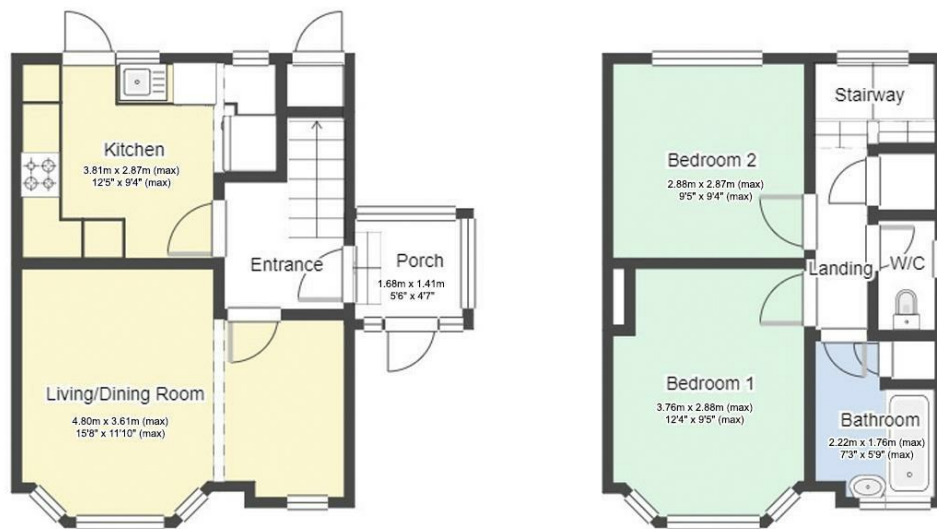
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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