

HoldenCopley

PREPARE TO BE MOVED

Salcombe Road, Nottingham, Nottinghamshire NG5 1JW

Guide Price £200,000 - £220,000

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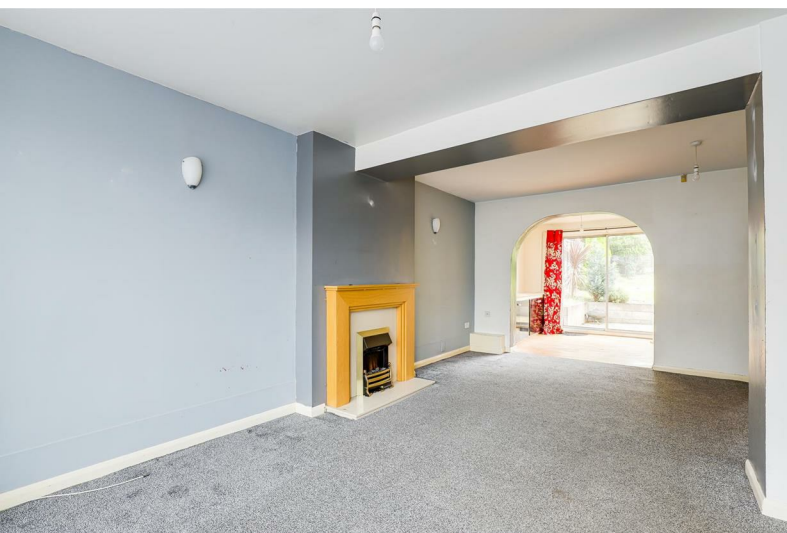


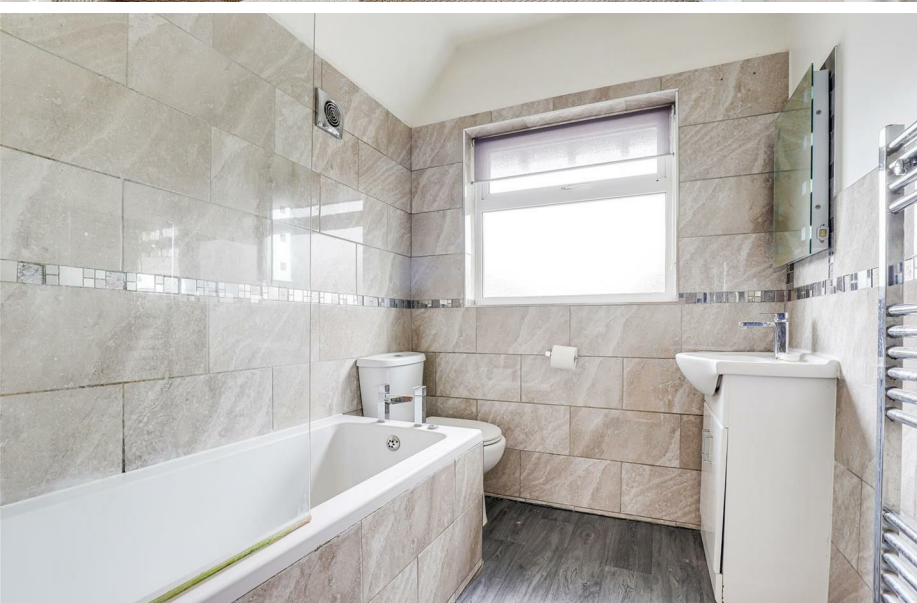
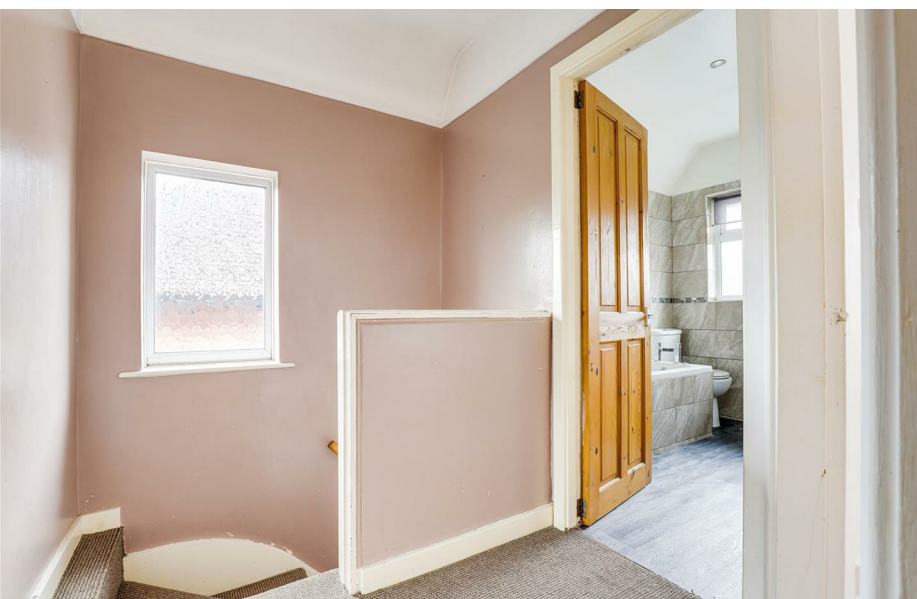
GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

Welcome to this semi-detached house, perfectly positioned for a growing family. Located just a short drive from Nottingham City Hospital, the property boasts excellent transport links and is close to shops, schools, and other local amenities. This home is being sold with no upward chain, offering a hassle-free buying experience. On the ground floor, the entrance hall leads into a cosy family room featuring a bay window, which flows seamlessly into the living room with access to a convenient side porch. The dining room, ideal for family meals, opens onto the rear garden through sliding patio doors, while the fitted kitchen offers a practical space for culinary endeavours. Upstairs, the first floor comprises of three bedrooms and a three-piece bathroom suite, providing ample accommodation for the whole family. Externally, the property includes a front driveway with courtesy lighting and gated access to the rear garden. The enclosed rear garden is complete with a patio area, a lawn, and shrubs and bushes, all bordered by a fence for added privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Family Room
- Two Further Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'4" x 6'0" (1.33m x 1.83m)

The entrance hall has vinyl flooring, carpeted stairs, an in-built base cupboard, coving to the ceiling, and a UPVC door providing access into the accommodation.

Family Room

10'7" x 14'5" (3.25m x 4.41m)

The family room has a UPVC double glazed bay window to the front elevation, two radiators, a feature fireplace, carpeted flooring, and open access into the living room.

Living Room

17'8" x 8'6" (max) (5.39m x 2.60m (max))

The living room has carpeted flooring, a radiator, open access into the dining room, and access to the side porch.

Side Porch

2'11" x 2'10" (0.89m x 0.88m)

The side porch has exposed flooring, an in-built cupboard, and a single door opening to the side of the property.

Dining Room

8'0" x 9'1" (2.45m x 2.77m)

The dining room has wood-effect flooring, an in-built base cupboard, a radiator, and sliding patio doors opening out to the rear garden.

Kitchen

7'7" x 7'11" (2.33m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, partially tiled walls, vinyl flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

7'5" x 5'10" (2.27m x 1.78m)

The landing has a UPVC double glazed obscure window to the side elevation, a picture rail, coving to the ceiling, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

12'0" x 11'2" (3.66m x 3.41m)

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

Bedroom Two

14'0" x 7'9" (4.27m x 2.37m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

10'1" x 8'6" (3.08m x 2.61m)

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

Bathroom

8'1" x 5'11" (2.48m x 1.82m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, an extractor fan, floor-to-ceiling tiling and vinyl flooring

OUTSIDE

Front

To the front of the property is a driveway, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a patio, a lawn, planted shrubs and bushes, and a fence panelled boundary.

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 220Mbps

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

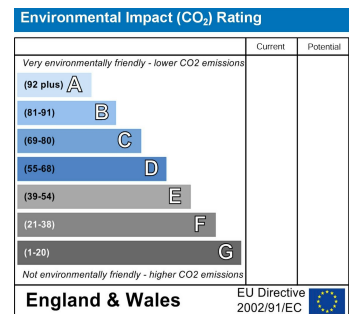
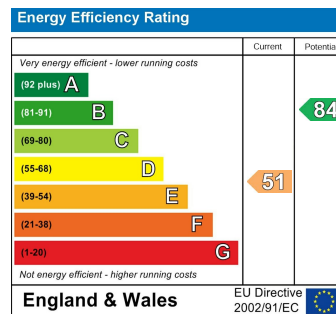
The vendor has advised the following:

Property Tenure is Freehold

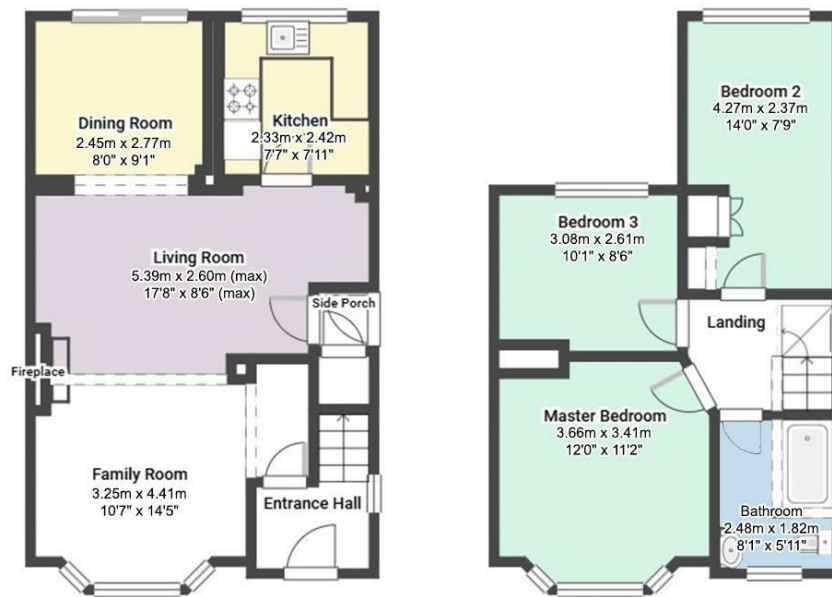
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk