

HoldenCopley

PREPARE TO BE MOVED

Aylesham Avenue, Woodthorpe View, Nottinghamshire NG5 6PX

Guide Price £290,000 - £300,000

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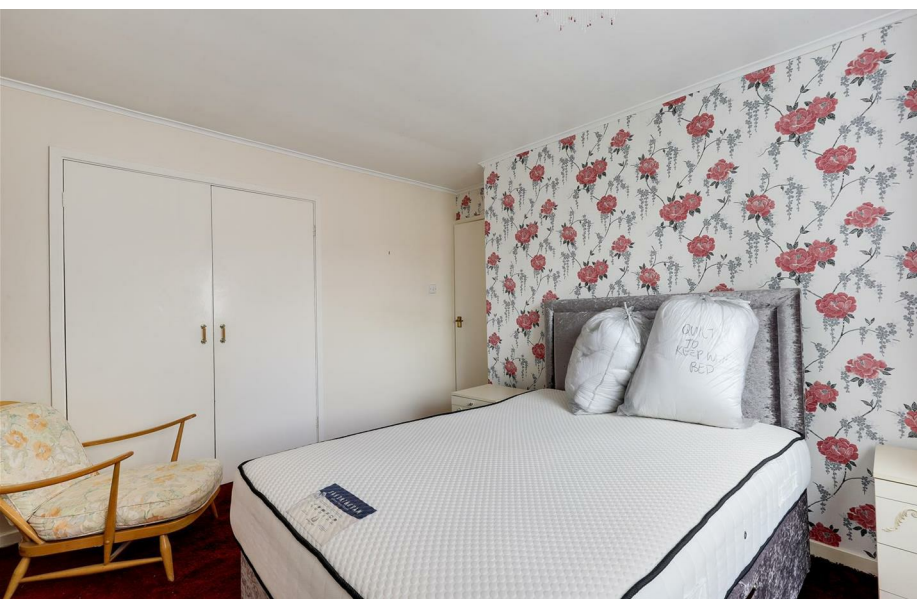
GUIDE PRICE £290,000 - £300,000

NO UPWARD CHAIN...

This three-bedroom detached house, with plenty of potential and offered with no upward chain, is an excellent opportunity for those looking to create their ideal family home. Located in a popular area, the property is conveniently close to a variety of local amenities, including shops, eateries, schools, and excellent commuting links. Upon entering, the welcoming entrance hall leads to a spacious living room, which seamlessly flows into the dining room, creating a bright and open-plan space perfect for family gatherings. The fitted kitchen caters to all your culinary needs, while the adjoining utility room and ground-floor W/C add convenience to daily living. The upper level features two generously sized double bedrooms and a comfortable single bedroom, all serviced by a three-piece bathroom suite. Outside, the property offers a driveway with off-road parking, access to the garage, and a front garden with a variety of plants and shrubs. The rear garden is a peaceful, enclosed space, featuring a lawn, a patio seating area, a selection of plants and shrubs, and a greenhouse, providing plenty of potential for outdoor enjoyment.

MUST BE VIEWED!





- Detached House
- Three-Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

12'11" x 3'10" (3.94 x 1.17)

The hallway has carpeted flooring, a radiator, ceiling coving, a dado rail and a single door providing access into the accommodation.

Living Room

12'11" x 11'7" (3.94 x 3.55)

The living room has carpeted flooring, a radiator, open access to the dining room, a feature fireplace and a UPVC double-glazed window to the front elevation.

Dining Room

10'10" x 9'10" (3.32 x 3.00)

The dining room has carpeted flooring, a radiator and a sliding patio door opening out to the rear garden.

Kitchen

12'8" x 8'5" (3.87 x 2.57)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half width drainer and a mixer tap, space for a cooker, a cooker extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, an in-built storage cupboard, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Utility Room

9'10" x 7'7" (3.02 x 2.33)

The utility room has wood-effect flooring, a radiator, a wall-mounted boiler and a UPVC double-glazed window to the rear elevation.

W/C

6'4" x 2'9" (1.95 x 0.86)

This space has a low level flush W/C, a wall-mounted wash basin, vinyl flooring and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

9'2" x 6'0" (2.80 x 1.83)

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

12'3" x 11'10" (3.74 x 3.63)

The main bedroom has carpeted flooring, a radiator, ceiling coving, an in-built wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'3" x 9'10" (3.74 x 3.02)

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

Bedroom Three

8'11" x 7'6" (2.72 x 2.29)

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

Bathroom

7'1" x 5'6" (2.17 x 1.68)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, courtesy lighting, plants and shrubs and a brick-wall boundary

Garage

16'6" x 8'3" (5.05 x 2.52)

The garage has ample storage space and an up-and-over door.

Rear

The rear of the property has an enclosed garden with a lawn, a paved patio area, a range of plants and shrubs, a greenhouse and fence panelling boundaries.

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, 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 - Gedling Borough Council - Band D

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.

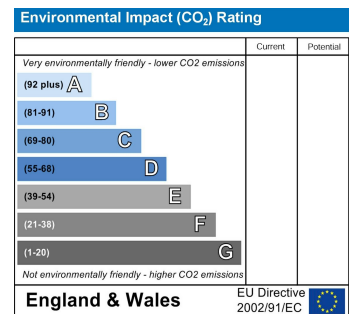
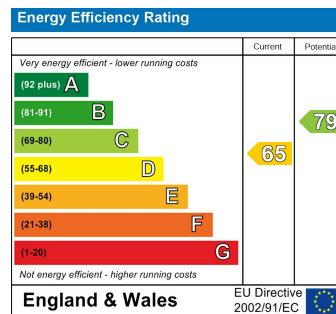
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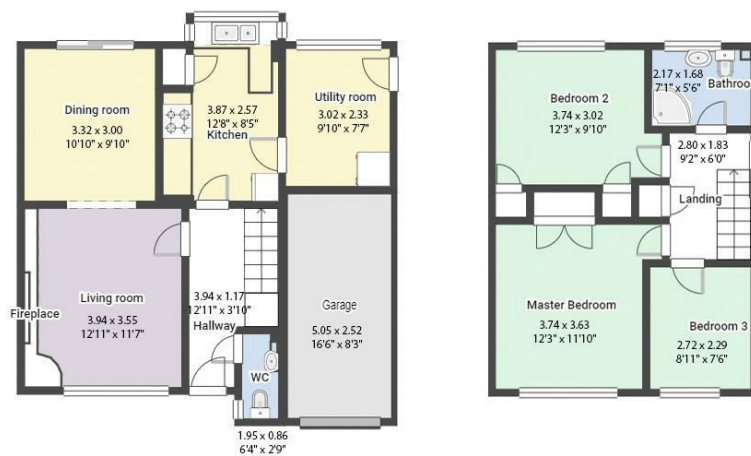
Property Tenure is Freehold

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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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