

HoldenCopley

PREPARE TO BE MOVED

The Hollins, Calverton, Nottinghamshire NG14 6JR

Guide Price £200,000 - £210,000

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NO UPWARD CHAIN...

This two-bedroom semi-detached house is an ideal choice for first-time buyers and is offered with no upward chain. Situated in a popular location, the property is conveniently close to a variety of local amenities, including shops, eateries, schools, and commuting links. Upon entering, you are welcomed by a hallway that leads into the reception room, bathed in natural light from the patio doors that open to the rear garden. Adjacent to the reception room is a fitted kitchen for all your culinary needs. The upper level features two double bedrooms. These spaces are complemented by a three-piece bathroom suite. Outside, the property benefits from a driveway that provides off-road parking and access to a garage. The rear garden features a patio seating area, a lawn, and a variety of plants and shrubs creating an ideal space to enjoy the outdoors.

MUST BR VIEWED!



- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Ideal For First-Time Buyers
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Hallway

12'11" x 6'0" (3.95 x 1.84)

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

Living Room

16'0" x 12'2" (4.89 x 3.72)

The living room has laminate wood-effect flooring, a radiator, ceiling coving and sliding patio doors opening out to the rear garden.

Kitchen

9'10" x 5'10" (3.02 x 1.78)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, a freestanding cooker & fridge, partially tiled walls, a radiator, a wall-mounted boiler, tiled flooring and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

7'0" x 6'2" (2.15 x 1.88)

The landing has carpeted flooring, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'3" x 9'9" (3.74 x 2.98)

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

Bedroom Two

12'2" x 9'5" (3.72 x 2.89)

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

Bathroom

6'7" x 5'9" (2.01 x 1.76)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the side 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 and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, plants and shrubs, a mature tree and fence panelling boundaries.

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

Phone Signal – Good coverage of Voice 4G

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 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.

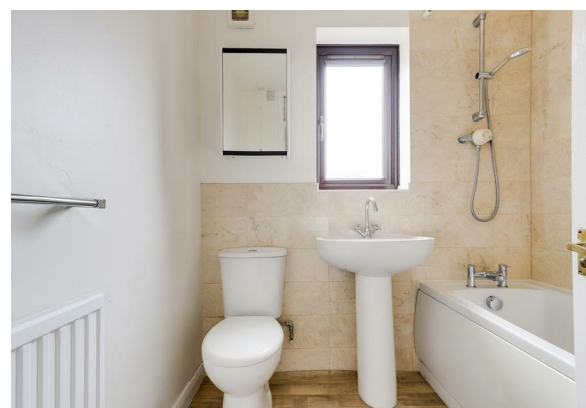
The vendor has advised the following:

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.

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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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