

HoldenCopley

PREPARE TO BE MOVED

Darnal Close, Southglade Park, Nottinghamshire NG5 9RB

Guide Price £180,000

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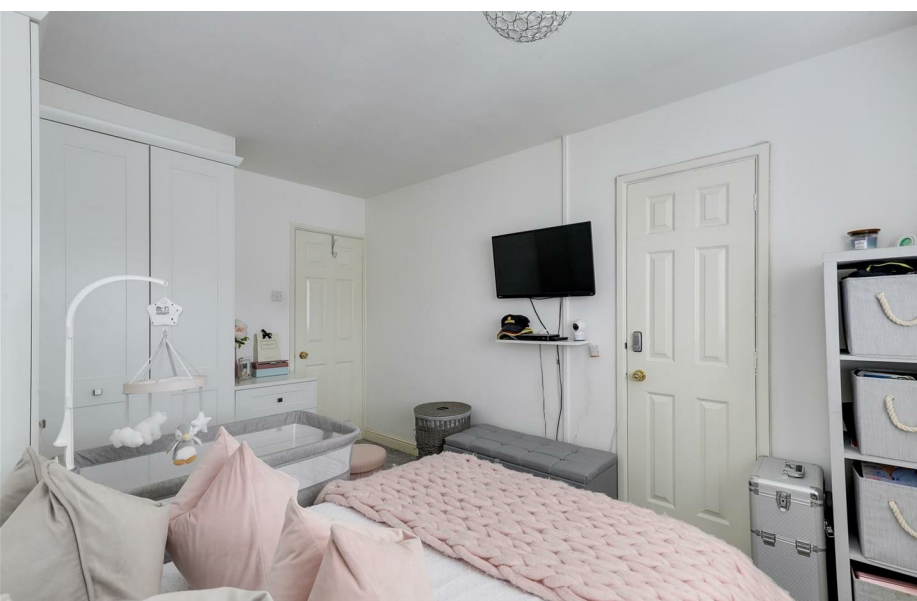
GUIDE PRICE: £180,000 - £190,000

PERFECT FIRST-TIME BUY...

This well-presented two-bedroom semi-detached house, nestled in a quiet cul-de-sac, is perfect for first-time buyers or investors seeking a fantastic starter home. Conveniently located near local amenities, the City Hospital, and within a good school catchment area, the property also benefits from excellent commuting links. The ground floor features a welcoming entrance hall, a fitted breakfast kitchen, and a bright living room with sliding patio doors leading to the garden. Upstairs, two generously sized bedrooms are serviced by a modern bathroom suite. Outside, the property boasts a driveway with access to a single garage and a private, enclosed rear garden with a patio area—ideal for relaxing or entertaining.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Fitted Breakfast Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite
- Boarded Loft With Lighting
- Driveway & Single Garage
- Private Enclosed Garden
- Quiet Cul-De-Sac Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'8" x 3'4" (1.14 x 1.04)

The entrance hall has wood-effect flooring, carpeted stairs, recessed stair lights, a radiator, a dado rail, and a single wood-effect UPVC door providing access into the accommodation.

Kitchen

10'7" x 9'8" (3.23 x 2.97)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, under-cabinet lighting, an integrated oven with a gas hob, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, partially tiled walls, a radiator, and a wood-effect UPVC double-glazed window to the front elevation.

Living Room

13'8" x 12'9" (4.18 x 3.91)

The living room has light wood-effect flooring, a TV point, wall-light fixtures, an in-built under-stair cupboard, a radiator, and a sliding patio door opening out to the rear garden.

FIRST FLOOR

Landing

5'7" x 2'11" (1.71 x 0.90)

The landing has carpeted flooring, a dado rail, access to the boarded loft with lighting, and provides access to the first floor accommodation.

Master Bedroom

13'1" x 9'9" (3.99 x 2.99)

The main bedroom has a wood-effect UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, a fitted wardrobe, and an in-built cupboard.

Bedroom Two

11'3" x 7'9" (3.45 x 2.37)

The second bedroom has a wood-effect UPVC double-glazed window to the rear elevation, vinyl flooring, and a radiator.

Bathroom

8'7" x 4'10" (2.62 x 1.48)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a wood-effect UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, a lawned area, and mature trees.

Rear

To the rear of the property is a private enclosed garden with a patio and gravelled area, a lawn, fence panelled boundaries, a range of plants and shrubs, a single door leading into the garage, and side gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, CityFibre, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Medium risk for surface water / very low risk for rivers & the sea

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.

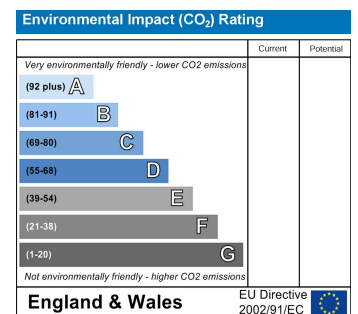
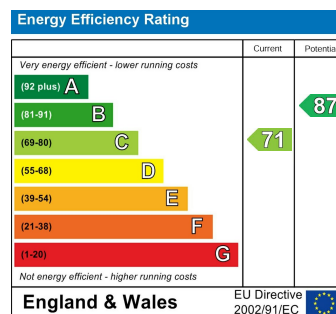
The vendor has advised the following:

Property Tenure is Freehold

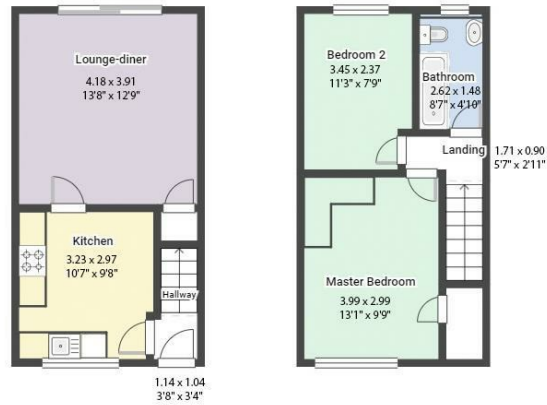
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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