

HoldenCopley

PREPARE TO BE MOVED

Shellburne Close, Nottingham, Nottinghamshire NG5 9LL

Guide Price £200,000-

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GUIDE PRICE £200,000 - £220,000

SEMI DETACHED HOUSE...

We are delighted to offer this three-bedroom semi-detached house, located in a highly sought-after area, perfect for a growing family. This home is conveniently situated near a variety of local amenities, including shops, and schools, and Southglade Park is just a short drive away. With excellent transport links, it provides easy access to surrounding areas. Upon entering the property, you are welcomed by an entrance hall that leads into a spacious living room. The living room boasts a charming feature fireplace, creating a cosy atmosphere, and flows into the modern fitted kitchen diner. The kitchen is equipped with all the essentials and offers direct access to the rear garden through sliding patio doors, making it a perfect space for family gatherings and entertaining. On the first floor, there are three well-proportioned bedrooms, offering ample space for relaxation, along with a contemporary three-piece bathroom suite. The exterior of the property is equally impressive. To the front, there is a gravelled area adorned with established plants and shrubs, alongside a lawn and driveway, with gated access leading to the rear. The large, enclosed rear garden offers a peaceful retreat, featuring a patio area, an outside tap, a shed, and a well-maintained lawn, all surrounded by a fence panelled boundary for added privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has wood-effect flooring, a UPVC double glazed surround, and a UPVC door providing access into the accommodation.

Living Room

15'5" x 13'11" (4.72m x 4.25m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a feature fireplace place, coving to the ceiling, and carpeted flooring.

Kitchen Diner

15'5" x 11'8" (4.72m x 3.58m)

The kitchen diner has a range of fitted base and wall units, with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, a radiator, space for a dining table, coving to the ceiling, tiled splashback, tiled and wood-effect flooring, a UPVC double glazed window to the rear elevation, and sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

14'2" x 8'9" (4.34m x 2.67m)

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

Bedroom Two

9'1" x 8'8" (2.79m x 2.66m)

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

Bedroom Three

10'10" x 6'6" (3.32m x 2.00m)

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

Bathroom

6'5" x 5'11" (1.97m x 1.81m)

The bathroom has a UPVC double glazed obscure wind to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area with established plants, shrubs and bushes, a lawn, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed large garden with a patio area, an outside tap, a shed, a lawn, a fence panelled boundary, and gated access.

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 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

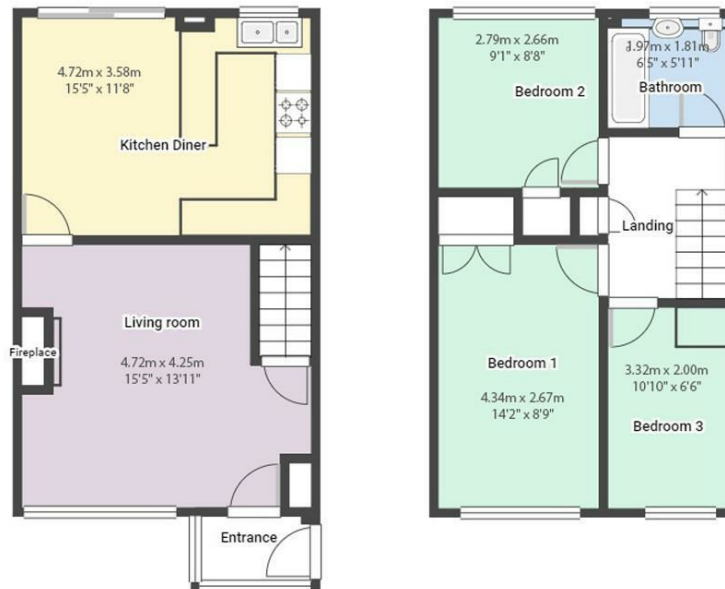
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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