

# HoldenCopley

PREPARE TO BE MOVED

Salcombe Road, Basford, Nottinghamshire NG5 1JW

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Guide Price £220,000



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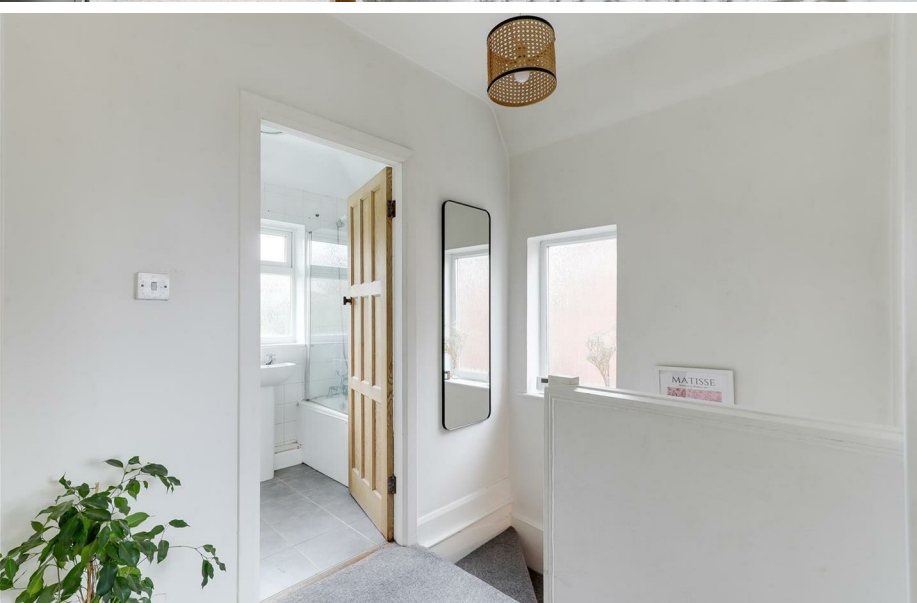
GUIDE PRICE £220,000 - £230,000

This semi-detached home is situated in a popular residential area, perfect for a growing family. Boasting excellent transport links and close proximity to local amenities such as shops, schools, and more, this property offers both convenience and comfort. Upon entering, you are greeted by a hallway that sets a warm tone for the rest of the house. The spacious living room, located at the front, features a charming bay window. At the rear of the house, the fitted kitchen is well-equipped with plenty of countertops and storage space, providing everything you need for family meals and hosting. The kitchen also offers access to a handy pantry for extra storage, as well as a rear entrance that leads to a storage room and the back garden, adding practicality to the home's layout. Upstairs, the home offers three well-proportioned bedrooms. The main bedroom, situated at the front, also features a beautiful bay window, allowing for plenty of natural light while adding character to the space. The additional bedrooms are ideal for children, guests, or a home office setup. The family bathroom is finished to a modern standard and includes a three-piece suite with a bath, shower, WC, and wash basin. Outside, the property has a front garden with a selection of shrubs, bushes, and plants that add curb appeal. A gated side entrance provides easy access to the rear garden. The south-facing rear garden is fully enclosed, offering a perfect space for outdoor activities and relaxation. It features a well-maintained lawn, surrounded by established trees and plants, as well as a shed for extra storage. One of the standout features of this home is the versatile garden room, which has electric power, wood-effect flooring, and wooden framed windows and doors. This additional space is ideal for use as a home office, studio, or a cosy retreat for relaxation, with direct access to the garden, allowing for seamless indoor-outdoor living.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Versatile Garden Room
- On-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links











GROUND FLOOR

Hallway

10\*8" x 6\*0" (3.25m x 1.83m)

The entrance hall has a UPVC double glazed obscure window to the side elevation, carpeted flooring, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

Living Room

11\*5" x 11\*4" (3.48m x 3.45m)

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

Kitchen

14\*8" x 8\*6" (4.47m x 2.59m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a dining table, a radiator, access into the pantry with ample storage, Quarry tiled flooring, a UPVC double glazed window to the rear elevation, access into the storage room, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

7\*5" x 5\*9" (2.26m x 1.75m)

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

Master Bedroom

11\*9" x 11\*4" (3.58m x 3.45m)

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

Bedroom Two

10\*1" x 8\*7" (3.07m x 2.62m)

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

Bedroom Three

8\*2" x 6\*0" (2.49m x 1.83m)

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

Bathroom

7\*4" x 5\*1" (2.24m x 1.55m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wash basin, a panelled bath with a handheld shower fixture and shower screen, a radiator, an in-built cupboard, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is access to on-street parking, a small garden with various planted shrubs, bushes and plants, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing rear garden with a shed, a lawn, established planted trees, shrubs and bushes boundary, gated access, and access into the versatile garden room.

Garden Room

12\*1" x 10\*0" (3.70 x 3.05)

The versatile garden room has electric, a wood-effect flooring, wooden framed windows, and a wooden framed door opening out to the rear garden.

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, 4G - Some coverage of 3G & 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 A

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.

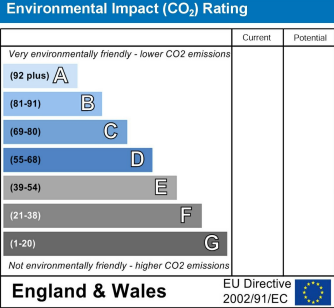
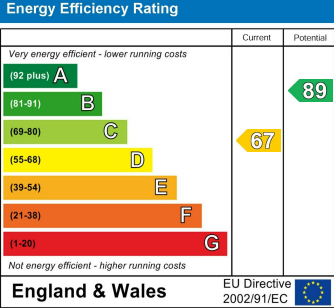
The vendor has advised the following:

Property Tenure is Freehold

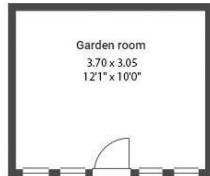
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

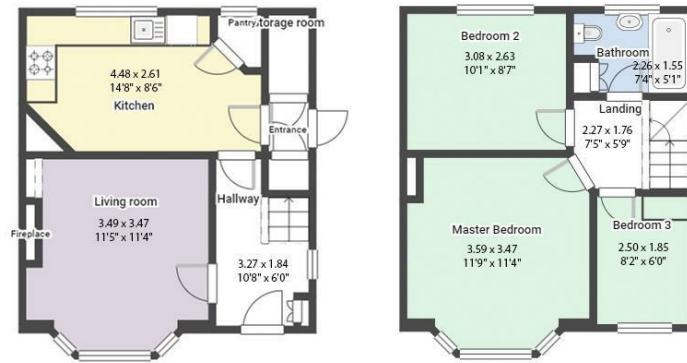
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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