

HoldenCopley

PREPARE TO BE MOVED

Hadbury Road, Basford, Nottinghamshire NG5 1JZ

£195,000

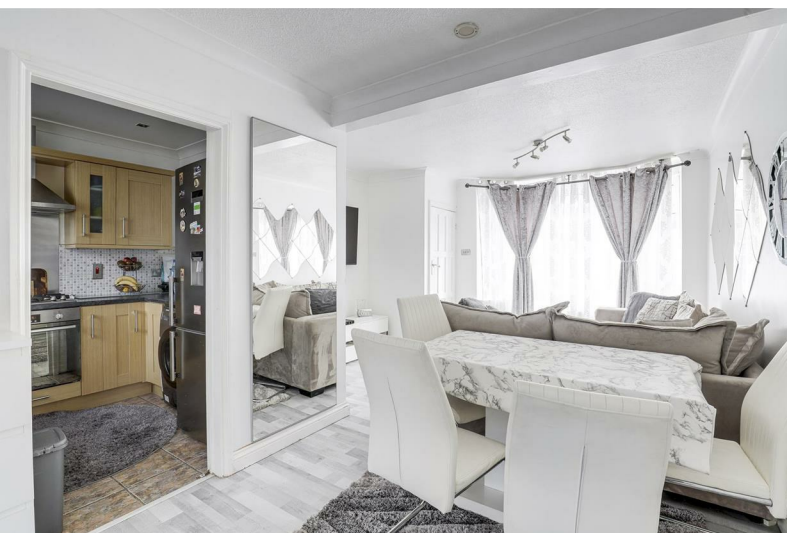
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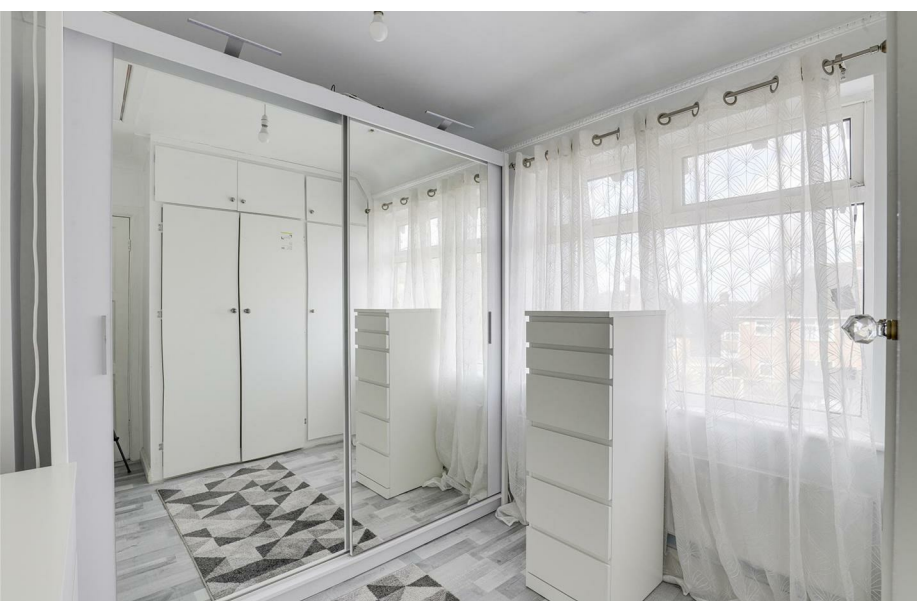


NO UPWARD CHAIN...

This semi-detached family home is coming to the market with no upward chain whilst offering spacious accommodation throughout making it perfect for a range of buyers. Situated in the popular location of Basford, close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, a spacious lounge diner with patio doors to the rear garden and a modern fitted kitchen. To the first floor of the property are two double bedrooms along with a box room useful for storage/a walk-in wardrobe. Outside to the front of the property is a driveway to provide off-road parking and to the rear is a private enclosed garden with a lawn and a paved patio area.

MUST BE VIEWED





- Semi-Detached Home
- Two Double Bedrooms & Box Room
- Spacious Living Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Private Rear Garden
- Driveway
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, coving to the ceiling, carpeted stairs, two fitted cupboards and a UPVC door to provide access into the property

Living Room

18'10" max x 13'0" max (5.76m max x 3.97m max)

The living room has wood-effect flooring, coving to the ceiling, two radiators, a TV point, space for a dining table, a UPVC double glazed bay window to the front elevation and double French doors opening out to the rear garden

Kitchen

8'6" x 7'4" (2.61m x 2.26m)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine and a separate tumble dryer, space for a fridge freezer, partially tiled walls, recessed spotlights, coving to the ceiling and a UPVC double glazed window to the rear elevation

FIRST FLOOR

Landing

The landing wood-effect flooring, coving to the ceiling, an in-built cupboard, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

11'1" x 9'10" (3.38m x 3.02m)

The main bedroom has wood-effect flooring, a radiator, a TV point and a UPVC double-glazed bay window to the front elevation

Bedroom Two

9'10" x 8'6" (3.02m x 2.61m)

The second bedroom has wood-effect flooring, a range of fitted wardrobes, a radiator, coving to the ceiling, loft access and a UPVC double-glazed window to the rear elevation

Box Room/Wardrobe

5'9" x 4'8" (1.76m x 1.43m)

This room, which is currently being used as a walk-in-wardrobe, has wood-effect flooring, coving to the ceiling and a UPVC double-glazed window to the front elevation

Bathroom

5'8" x 5'2" (1.74m x 1.59m)

The bathroom has tiled flooring, a low level flush W/C, a vanity wash basin with stainless steel mixer taps, a panelled bath with a wall-mounted shower fixture and a bi-folding shower screen, fully tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off-road parking, courtesy lighting and gated access to the rear of the property

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, a garden shed, courtesy lighting and panelled fencing

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.

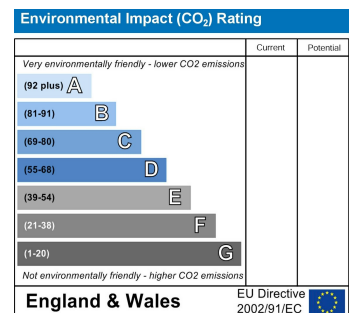
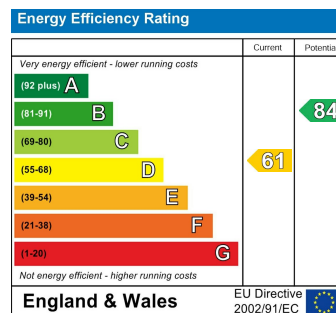
The vendor has advised the following:

Property Tenure is Freehold

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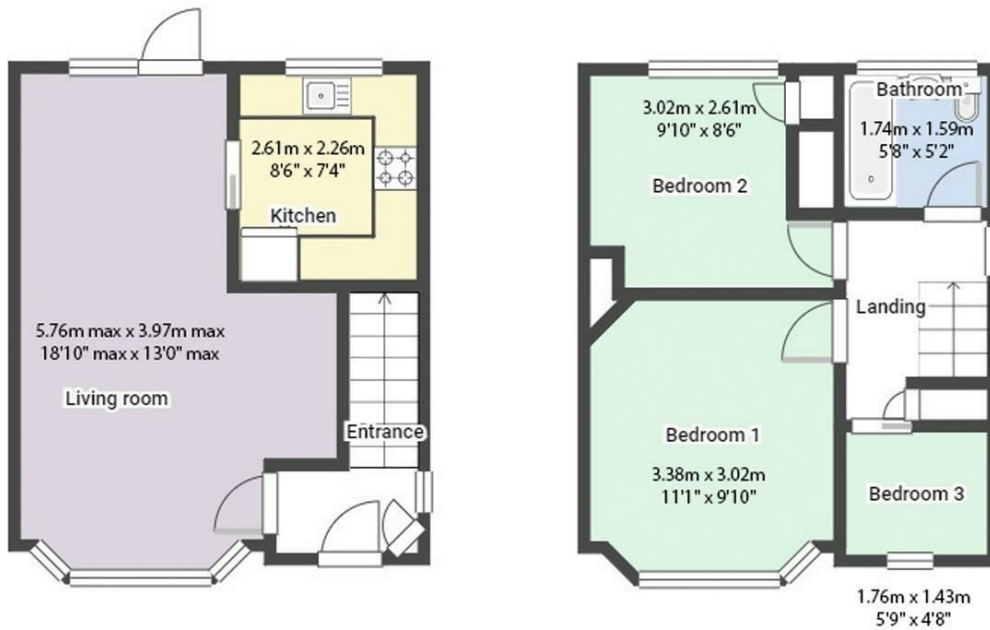
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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