

HoldenCopley

PREPARE TO BE MOVED

Heatherley Drive, Basford, Nottinghamshire NG6 0FN

£250,000

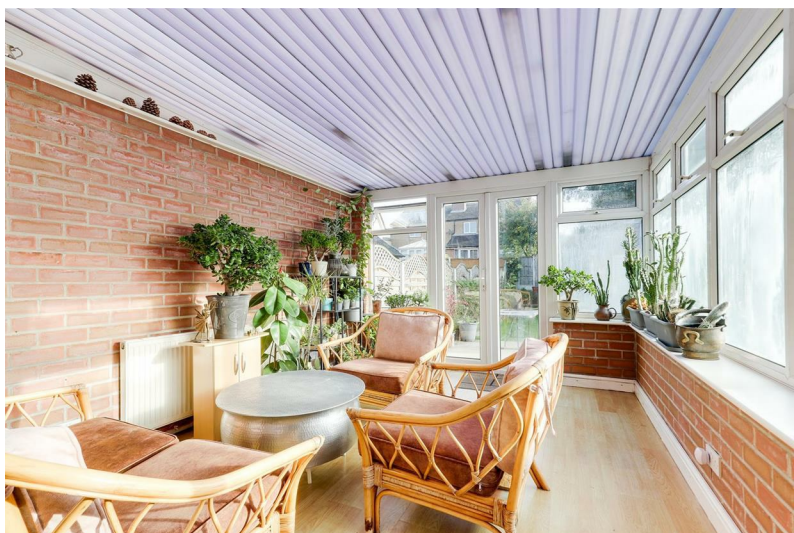
Heatherley Drive, Basford, Nottinghamshire NG6 0FN



SEMI DETACHED HOUSE...

We are delighted to present this semi-detached property, ideally situated in a highly sought-after location with excellent transport links and easy access to a range of local amenities, including shops, schools, and more. This home would be perfect for a variety of buyers. The ground floor offers a welcoming porch and hallway, leading to a dining room with open access to the living room, which boasts sliding patio doors into the conservatory. The modern, fitted kitchen features a breakfast bar and provides access to the rear garden. A convenient downstairs W/C is located off the hallway. On the first floor, the property offers two generously sized double bedrooms and a smaller third bedroom, ideal for use as an office or child's room. The first floor also includes a modern three-piece shower room. Externally, the property benefits from a driveway to the front and gated access to the rear garden. The enclosed rear garden features a patio area, lawn, planted borders with shrubs and plants, and a fence-panelled boundary. Additionally, there is a detached garage with ample storage, a UPVC double-glazed window, and double-gated access from the driveway.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

6'3" x 4'1" (1.91 x 1.26)

The porch has wood flooring, UPVC double glazed surround, a Polycarbonate roof, and a composite door opening into the accommodation.

Hallway

13'6" x 6'9" (4.12 x 2.08)

The hallway has wood-effect flooring, carpeted stairs, a vertical radiator, a fitted base cupboard, and a UPVC door providing access to the ground floor accommodation.

W/C

4'4" x 2'10" (1.34 x 0.88)

This space has a low level flush W/C, a wall-mounted wash basin, an extractor fan, partially tiled walls, and tiled flooring.

Dining Room

12'5" x 10'4" (3.80 x 3.15)

The dining room has a UPVC double glazed window to the front and side elevation, a vertical radiator, wood-effect flooring and open access into the living room.

Living Room

16'3" x 10'3" (4.96 x 3.14)

The living room has wood-effect flooring, a TV point, a vertical radiator, and sliding patio doors opening to the conservatory.

Conservatory

12'9" x 10'2" (3.90 x 3.12)

The conservatory has wood-effect flooring, UPVC double glazed windows, a Polycarbonate roof, and double French doors opening out to the rear garden.

Kitchen

13'8" x 6'8" (4.19 x 2.05)

The modern fitted kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, an integrated dishwasher, space for a fridge freezer, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

8'10" x 3'9" (2.71 x 1.15)

The landing has a UPVC double glazed window to the side elevation, wood-effect flooring, access into the boarded loft with lighting, an in-built cupboard, and access to the first floor accommodation.

Master Bedroom

12'5" x 10'4" (3.81 x 3.15)

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

Bedroom Two

11'10" x 10'4" (3.62 x 3.17)

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

Bedroom Three

7'1" x 6'9" (2.17 x 2.07)

The third bedroom has a UPVC double glazed window to the front elevation, a vertical, and wood-effect flooring.

Shower Room

6'10" x 5'10" (2.09 x 1.79)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders with planted shrubs, bushes and plants, a fence panelled boundary, a detached garage with a UPVC double glazed window to the side elevation, ample storage, an up-and over door opening onto the driveway way, and double 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 100Mbps

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 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.

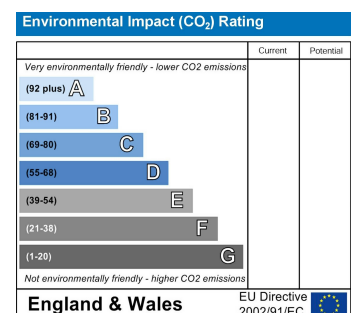
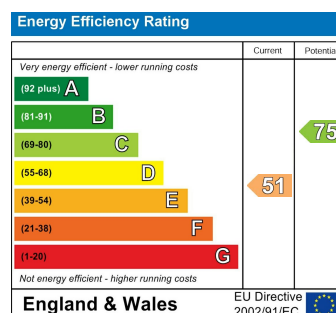
The vendor has advised the following:

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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