

HoldenCopley

PREPARE TO BE MOVED

Ballerat Crescent, Heron Ridge, Nottinghamshire NG5 9LJ

Guide Price £170,000

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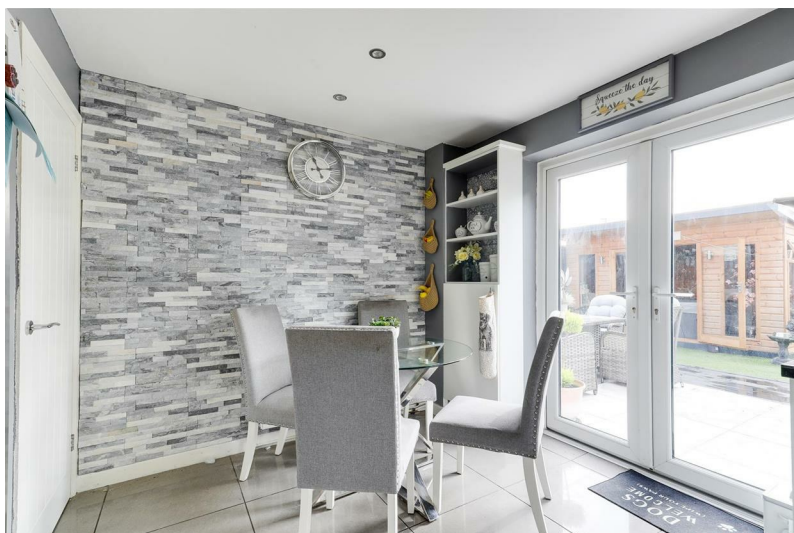
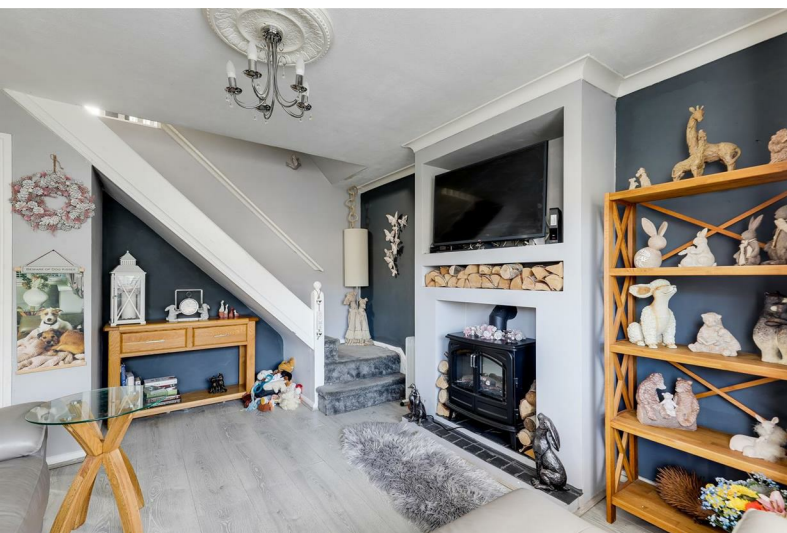


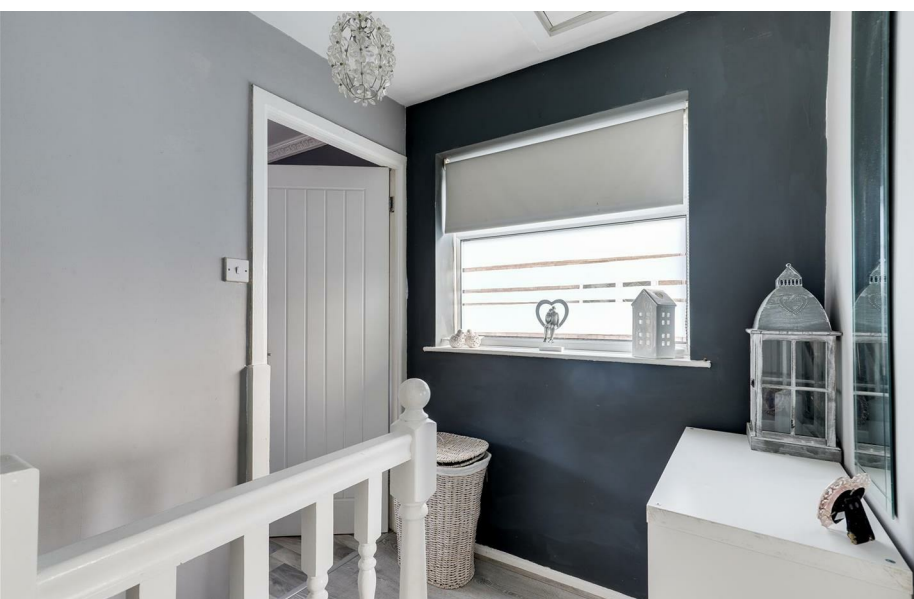
NO UPWARD CHAIN...

GUIDE PRICE - £170,000 - £180,000

This well-presented two-bedroom semi-detached home is perfect for first-time buyers. Benefiting from close proximity to Bestwood Country Park, as well as a range of local amenities including shops, excellent transport links, and schools with great catchment areas, this property offers both comfort and convenience. The ground floor comprises a hallway, a spacious living room, and a modern fitted kitchen. To the first floor, there are two well-proportioned bedrooms, a three piece bathroom suite and access to a boarded loft providing valuable additional storage space. The boarded loft is insulated, fitted with shelves for organisation, and features lighting for added practicality. The property also benefits from cavity wall insulation, ensuring energy efficiency and warmth throughout. Externally, the property boasts a private driveway to the front and a shared driveway, while to the rear, you'll find a private south-facing garden featuring a patio/decked area, a further decked area, a low-maintenance artificial lawn, and an outdoor bar, and the added benefit of the hot tub / cabin which can be purchased at an additional cost. This property is move-in ready and offers an excellent opportunity to step onto the property ladder in a well connected area.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- New Three Piece Bathroom Suite
- Private South-Facing Rear Garden With A Bar
- Off Road Parking
- Well Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hallway

4*6" x 4*6" (1.38 x 1.38)

The hallway has tiled flooring and a single composite door providing access into the accommodation.

Kitchen

12*2" x 10*4" (3.73 x 3.16)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, an extractor hood, a sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for an American style fridge-freezer, tiled flooring, a real slate wall, a radiator, space for a dining table set, recessed spotlights and UPVC double French doors providing access out to the garden.

Living Room

12*10" x 12*3" (3.92 x 3.75)

The living room has a UPVC double-glazed square bay window to the front elevation, wood-effect flooring, carpeted stairs, a recessed chimney breast alcove, coving and a ceiling rose.

FIRST FLOOR

Landing

The landing has wood-effect flooring, access to the loft, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

12*4" x 9*11" (3.78 x 3.03)

The main bedroom has a UPVC double-glazed window to the front elevation, exposed floorboards, a radiator, a built-in cupboard and coving.

Bedroom Two

10*5" x 6*6" (3.20 x 2.00)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a built-in cupboard and recessed wall alcoves.

Bathroom

7*2" x 5*4" (2.19 x 1.64)

The bathroom has a low level flush W/C, a wash basin with storage, a fitted panelled "L" shaped bath with a mains-fed over the head rainfall shower and a hand-held shower, waterproof wall panels, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is a driveway, a shared driveway to the side, a raised decorative stone area and a single wooden gate providing access to the rear. To the rear of the property is a private garden with a fence panelled boundary, a patio/decked area, an outdoor bar, an artificial lawn, a mature tree, a raised planter and a further decked area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Ver Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? driveway

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.

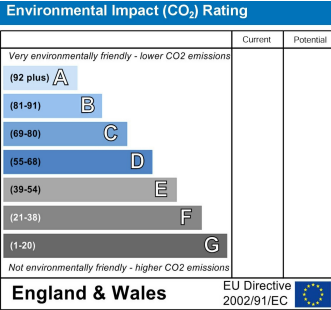
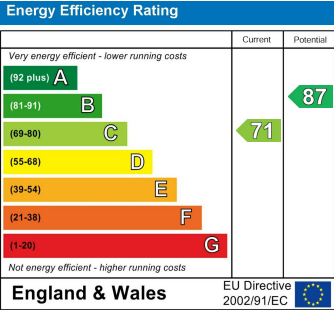
The vendor has advised the following:

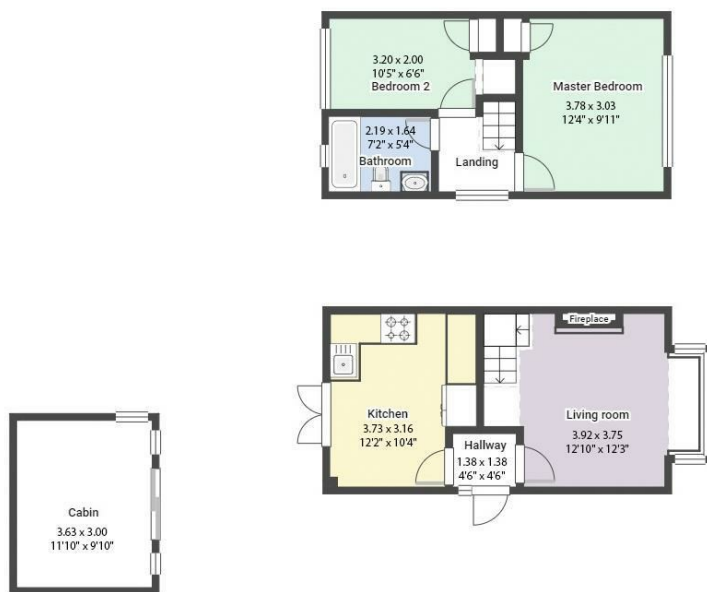
Property Tenure is Freehold

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.





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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