

# HoldenCopley

PREPARE TO BE MOVED

Kildare Road, St Anns, Nottinghamshire NG3 3AF

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Guide Price £200,000

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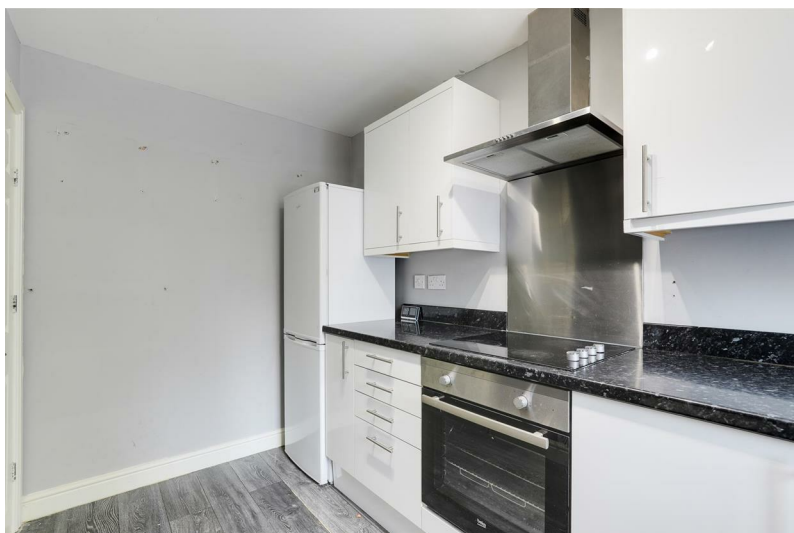


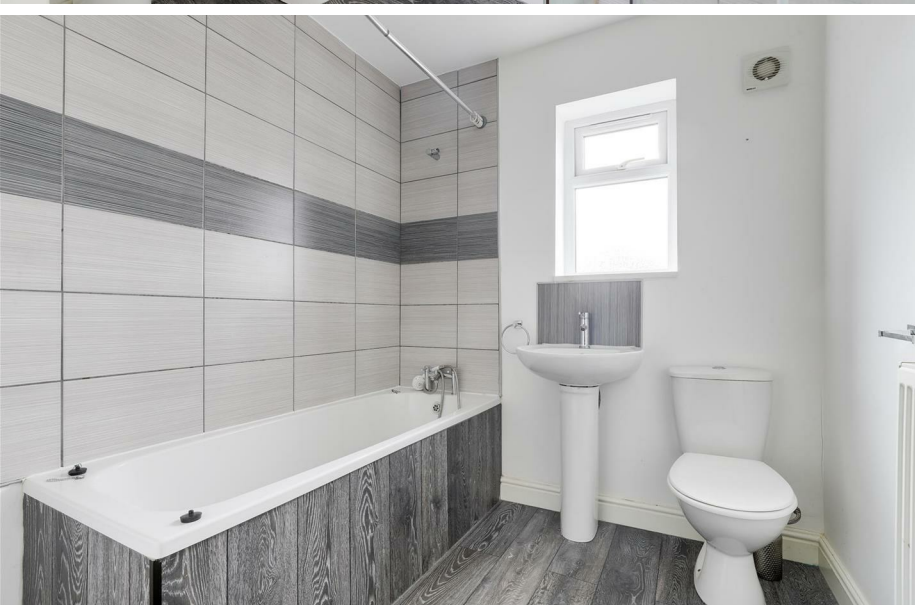
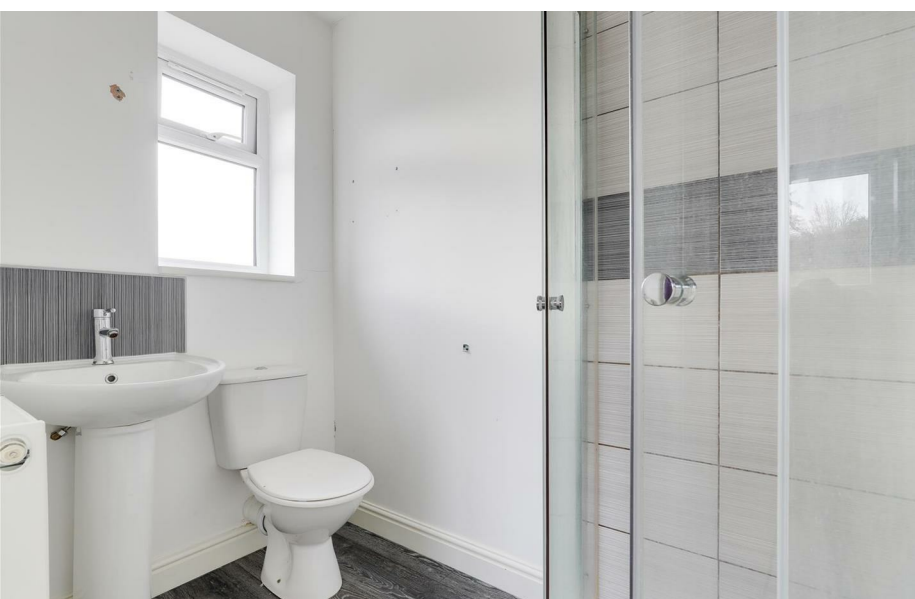
Guide Price £200,000 - £220,000

NO UPWARD CHAIN...

This semi-detached house presents an ideal opportunity for an array of buyers. Situated within proximity to local amenities including shops, schools, and excellent transport links leading directly into Nottingham City Centre, this residence epitomizes both comfort and accessibility. Step through the entrance hall into a fitted kitchen, leading seamlessly into a spacious lounge diner with French doors opening onto the rear garden. The ground floor is further enhanced by the convenience of a well-appointed W/C. Ascending to the first floor reveals two generously sized double bedrooms, with the main bedroom enjoying the luxury of an en-suite bathroom. Completing this level is a three-piece bathroom suite. The second floor boasts yet another double bedroom, providing ample space for a growing family or guests. Outside, the property has a low-maintenance front garden bordered by wrought iron fencing, a driveway to the side, and gated access to the rear garden. The enclosed rear garden offers a patio area perfect for alfresco dining, a lawn, and secure fence panelled boundaries, all complemented by gated access.

MUST BE VIEWED





- Semi Detached House
- Three Double Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Three Piece Bathroom suite & Ground Floor W/C
- En-Suite To the Main Bedroom
- Off-Street Parking
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

17'5" x 6'3" (5.31 x 1.91)

The entrance hall has carpeted flooring, a radiator, and a composite door providing access into the accommodation.

W/C

6'2" x 4'0" (1.90 x 1.24)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin with a tiled splashback, and vinyl flooring.

Kitchen

12'2" x 6'3" (3.72 x 1.92)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob, stainless steel splashback and an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, vinyl flooring, and a UPVC double glazed window to the rear elevation.

Living room

14'1" x 13'0" (4.31 x 3.97)

The living room has carpeted flooring, a radiator, full-height UPVC double glazed windows to the rear elevation, and French doors providing access to the rear garden.

FIRST FLOOR

Landing

13'9" x 5'10" (4.21 x 1.79)

The landing has carpeted flooring, and access to the first floor accommodation.

Master bedroom

13'0" x 8'11" (3.98 x 2.74)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

8'2" x 4'1" (2.50 x 1.27)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower, a radiator, partially tiled walls, and vinyl flooring.

Bedroom Three

12'11" x 9'4" (3.95 x 2.87)

The third bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bathroom

6'9" x 6'8" (2.06 x 2.05)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, an extractor fan, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Upper Landing

The upper landing has capered flooring, and access to the second floor accommodation.

Bedroom Two

16'6" x 9'6" (5.04 x 2.92)

The second bedroom has two Velux windows, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a low-maintenance garden with wrought iron fencing, a driveway to the side, and gated access to the rear garden.

Rear

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

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.

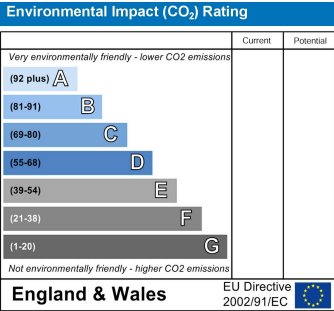
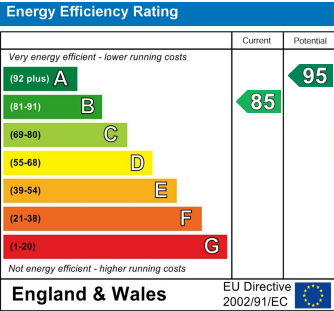
The vendor has advised the following:

Property Tenure is Freehold

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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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