

HoldenCopley

PREPARE TO BE MOVED

Ash Villas, Carrington, Nottinghamshire NG5 1BN

Guide Price £220,000

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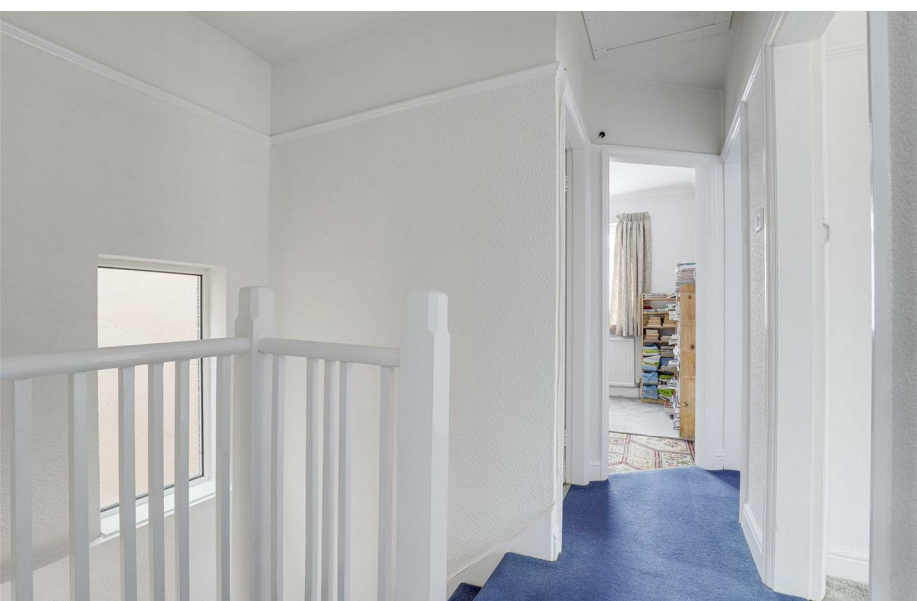
GUIDE PRICE £220,000 - £240,000

NO UPWARD CHAIN...

This spacious detached home presents a fantastic opportunity for a wide range of buyers, whether you are searching for a family home to make your own or an investment property with great potential. Located in a sought-after and well-connected area, the house is within easy reach of local shops, schools, and transport links, making it an ideal choice for those seeking both convenience and a desirable residential setting. Upon entering, you are welcomed into a bright and inviting entrance hall that leads through to the main living areas. The dining room, positioned at the front of the property, benefits from a charming bay window that allows plenty of natural light to fill the space. The living room offers a comfortable and versatile space, with doors that open into the conservatory, which provides an additional reception area with direct access to the rear garden. The fitted kitchen is well-appointed and offers plenty of storage and workspace, making it a practical and functional area for cooking and entertaining. The first floor comprises three well-proportioned bedrooms, each offering a good amount of space and flexibility to suit a variety of needs. The bathroom features a two-piece suite, while a separate W/C adds extra convenience for busy households. Externally, the front garden is presented with a range of plants, shrubs, and bushes, complemented by a fence-panelled boundary and gated access, adding both privacy and kerb appeal. To the rear, the enclosed garden provides an excellent outdoor space with a combination of a patio area and a lawn, ideal for relaxing, gardening, or entertaining. A shed offers additional storage, while the secure fencing and gated access ensure privacy.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Dining Room
- Living Room
- Conservatory
- Two-Piece Bathroom Suite & A Separate W/C
- Enclosed Rear Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

Dining Room

11'3" into bay x 11'0" (3.45m into bay x 3.36m)

The dining room has a UPVC double glazed bay windows to the front elevation, a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, a feature fireplace, and carpeted flooring.

Living Room

13'9" x 10'11" (4.20m x 3.34m)

The living room has carpeted flooring, a radiator, a picture rail, a wall-mounted gas fire, and doors *opening out to the conservatory.

Conservatory

8'6" x 4'6" (2.61m x 1.39m)

The conservatory has real oak block flooring, a UPVC double glazed surround, a Polycarbonate roof, and a UPVC door opening to the rear garden.

Kitchen

8'11" x 8'0" (2.72m x 2.45m)

The kitchen has fitted base and wall units with worktops, a sink and half with a swan neck mixer tap and drainer, a wall mounted boiler, space for a freestanding cooker, space and plumbing for a washing machine, space for an under-counter fridge freezer, a radiator, tiled splash back, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12'9" x 10'11" (3.91m x 3.35m)

The first bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Two

10'11" x 10'11" (3.35m x 3.34m)

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, an in-built cupboard, coving to the ceiling, and carpeted flooring.

Bedroom Three

9'3" x 7'11" (2.83m x 2.43m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

7'11" x 6'1" (2.42m x 1.87m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and bi-folding shower screen, a radiator, coving to the ceiling, floor-to-ceiling tiling, and carpeted flooring.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a garden with various plants,*shrubs and bushes, a fence panelled boundary, and gated access.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, a fence panelled boundary, and 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 1800Mbps 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 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.

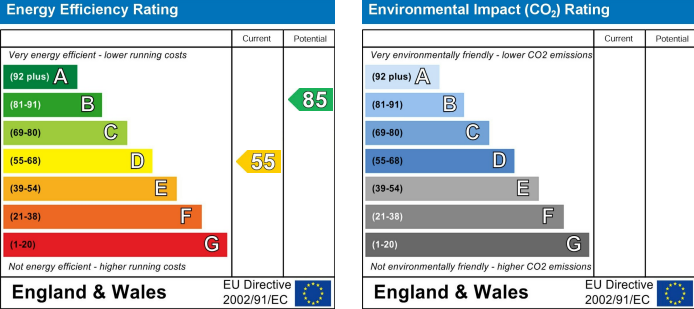
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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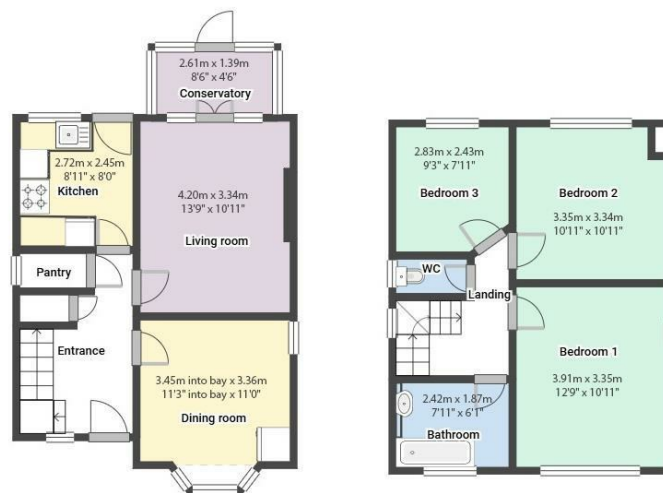
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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