

# HoldenCopley

PREPARE TO BE MOVED

Thorndale Road, Calverton, Nottinghamshire NG14 6JB

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£190,000



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## PLENTY OF POTENTIAL...

This well-proportioned three-bedroom semi-detached home offers a fantastic opportunity for buyers seeking a property with both space and potential. Situated in a village location, it is conveniently close to local shops, schools, and the A614 for easy commuting. Upon entering, you are welcomed by an entrance hall leading to two generously sized reception rooms. The kitchen features an in-built pantry and provides access to a convenient ground-floor W/C. Upstairs, the property boasts two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite complete with a walk-in shower enclosure. Externally, the front of the property features a well-kept lawn, alongside a detached garage and a private parking space. To the rear, an enclosed garden offers a lovely outdoor retreat with a patio area and a neatly maintained lawn. Offered with no upward chain, this property presents an excellent opportunity.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Three-Piece Bathroom Suite
- Detached Garage & Off Street Parking
- Enclosed Garden
- No Upward Chain
- Plenty Of Potential
- Village Location
- Must New Viewed











GROUND FLOOR

Entrance Hall

6'0" x 5'10" (1.85m x 1.80m)

The entrance hall has carpeted flooring, a radiator, stairs with a support rail and banister, and a single UPVC door providing access in to the accommodation.

Dining Room

12'3" into bay x 10'5" (3.74m into bay x 3.19m)

The dining room has carpeted flooring, coving to the ceiling, a ceiling rose, a radiator, and a UPVC double-glazed bay window with blinds and curtains to the front elevation.

Living Room

15'11" x 10'3" (4.86m x 3.13m)

The living room has carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, a UPVC double-glazed window with blinds and curtains to the front elevation, and a sliding glass door providing access into the kitchen.

Kitchen

16'6" x 5'0" (5.04m x 1.53m)

The kitchen has fitted wall and base units with rolled-edge worktops, a sink with a swan-neck mixer tap and drainer, a freestanding oven with an overhead extractor fan, a plumbed in under counter washing machine, a radiator, vinyl flooring, access to an in-built cupboard, access to the W/C, two UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the rear garden.

W/C

4'7" x 2'7" (1.40m x 0.80m)

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

FIRST FLOOR

Landing

8'11" x 2'9" (2.73m x 0.84m)

The landing has carpeted flooring, wall-mounted support rails, in-built cupboards and provides access to the first floor accommodation. Additionally, there is access to the loft.

Bedroom One

13'1" x 10'5" (4.01m x 3.20m)

The first bedroom has carpeted flooring, a radiator, an in-built cupboard, and a UPVC double-glazed window with curtains to the font elevation.

Bedroom Two

13'5" x 8'10" (4.10m x 2.70m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window with curtains to the front elevation.

Bedroom Three

7'8" x 7'6" (2.35m x 2.31m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window with curtains to the rear elevation.

Bathroom

8'5" x 4'6" (2.57m x 1.38m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with taps, rail, a walk-in shower enclosure with a wall mounted-support rail and mains fed shower, a chrome heated towel rail, fully tiled walls, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn, various plants and shrubs, a path with gated access to the side of the property, and fenced panelled boundaries. Additionally, there is access to the detached garage and parking space.

Rear

To the rear of the property is a garden with a patio area, a lawn, various bushes and shrubs, and fenced panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / some 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area -Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

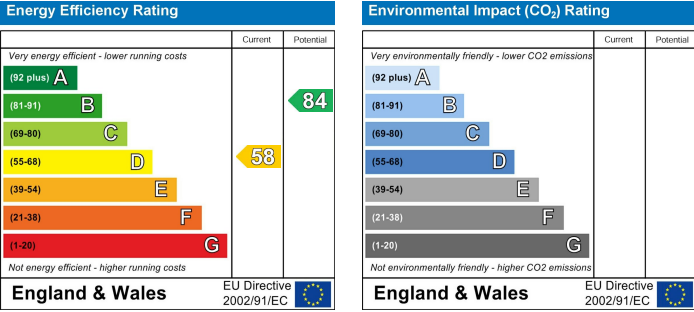
DISCLAIMER

Council Tax Band Rating - Gedling Borough 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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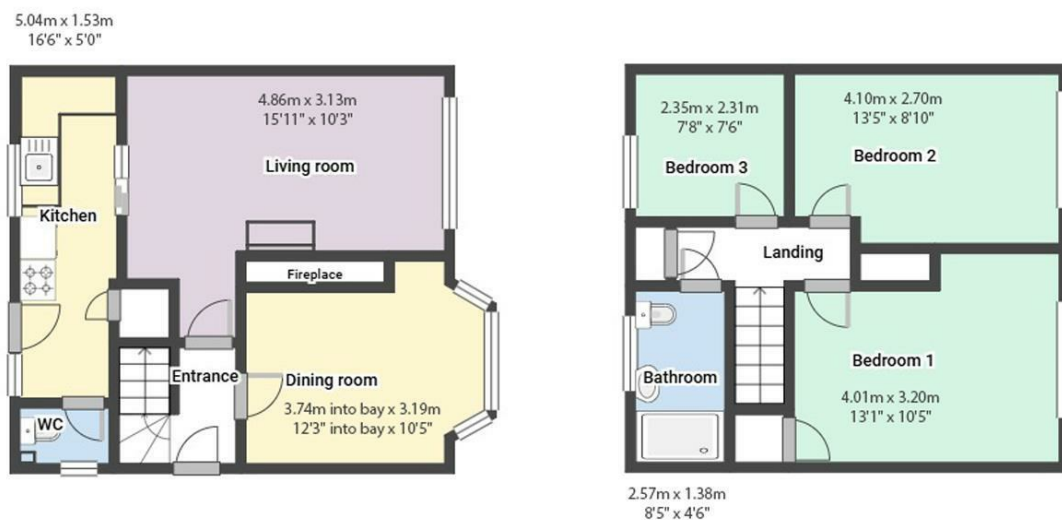
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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# 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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