

# HoldenCopley

PREPARE TO BE MOVED

Heatherley Drive, Basford, Nottinghamshire NG6 0FP

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Guide Price £240,000



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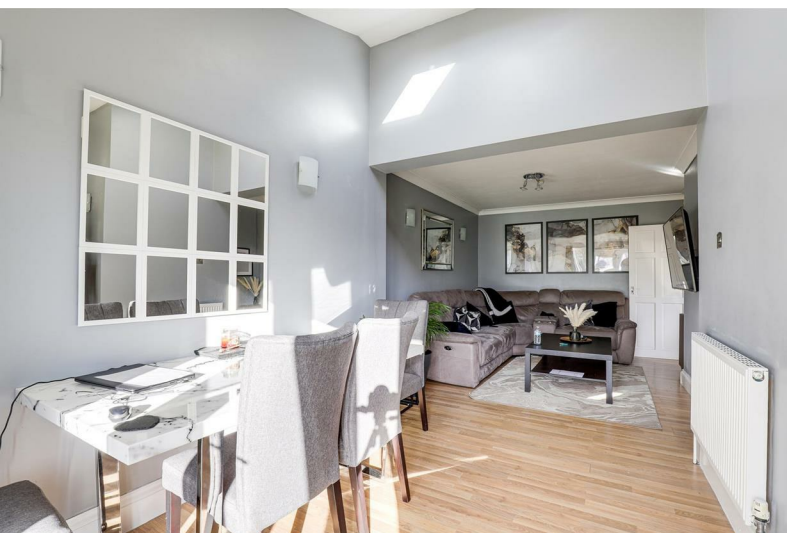


GUIDE PRICE £240,000 - £260,000

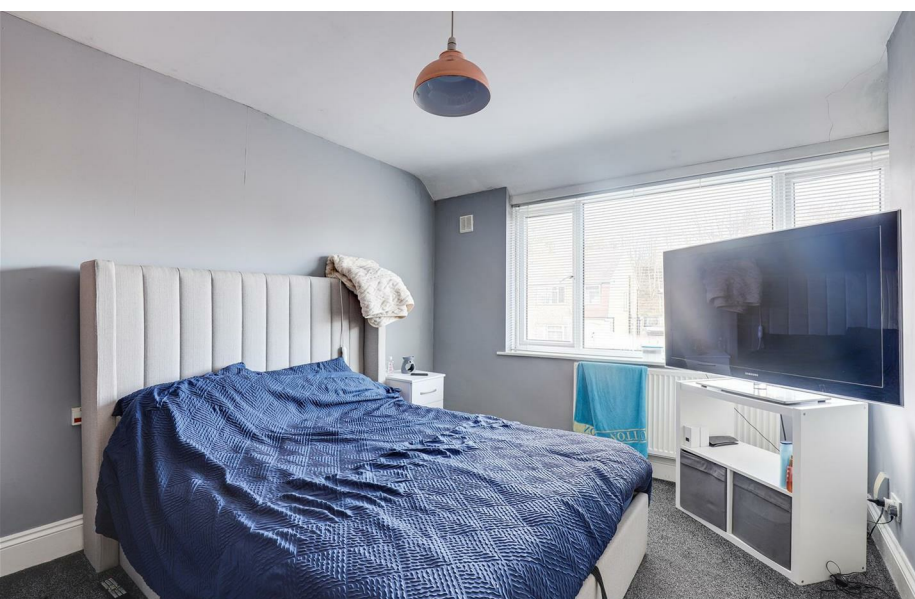
NO UPWARD CHAIN...

This spacious three-bedroom semi-detached home is offered with no upward chain. Ideally located, the property is within close proximity to a range of local amenities, including shops, eateries, schools, and excellent transport links with the A610 and public transport options just a short distance away. Upon entering, the welcoming entrance hall leads into the open-plan living and dining area, a bright and airy space perfect for both relaxation and entertaining. Just off the dining room, a dedicated study offers a quiet retreat for work or leisure. The fitted kitchen caters to all your culinary needs, while a further reception room adds versatility to the home. Upstairs, you'll find two spacious double bedrooms, a comfortable single bedroom, and a modern four-piece bathroom suite. Externally, the property boasts a driveway to the front, providing convenient off-road parking alongside a garden area. The generous rear garden provides ample outdoor space, featuring a patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms & A Study
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Driveway
- Generous Sized Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13\*9" x 6\*11" (4.21m x 2.11m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard and a single door providing access into the accommodation.

Reception Room

10\*4" x 12\*5" (3.15m x 3.78m)

The reception bedroom is currentley being used as a bedroom, has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Living Room

11\*10" x 10\*4" (3.62m x 3.17m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving and a open access to the dining room.

Dining Room

10\*7" x 9\*7" (max) (3.23m x 2.94m (max))

The dining room has laminate wood-effect flooring, a radiator, recessed spotlights, a Velux window and double French doors opening out to the rear garden.

Study

4\*5" x 5\*11" (1.35m x 1.81m)

The study has vinyl flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Kitchen

15\*3" x 7\*6" (4.67m x 2.31m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a ceramic sink and a half with a drainer and a swan neck mixer tap, space for a cooker, washing machine & dishwasher, partially tiled walls, vinyl flooring and two UPVC double-glazed windows to the side elevations.

FIRST FLOOR

Landing

3\*9" x 6\*2" (1.15m x 1.90m)

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window to the side elevation, access to the first-floor accommodation and access to the loft.

Master Bedroom

12\*7" x 10\*4" (3.85m x 3.17m)

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

Bedroom Two

10\*4" x 11\*11" (3.16m x 3.65m)

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

Bedroom Three

7\*3" x 6\*10" (2.21m x 2.10m)

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

Bathroom

8\*7" x 6\*11" (2.62m x 2.12m)

The bathroom has a low level flush W/C, a pedestal wash basin, a double-ended bath with a central taps, a walk-in shower with an electric shower fixture, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a lawn, a hedge border and a brick-wall boundary.

Rear

To the rear is a paved patio area, a lawn, a shed and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 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

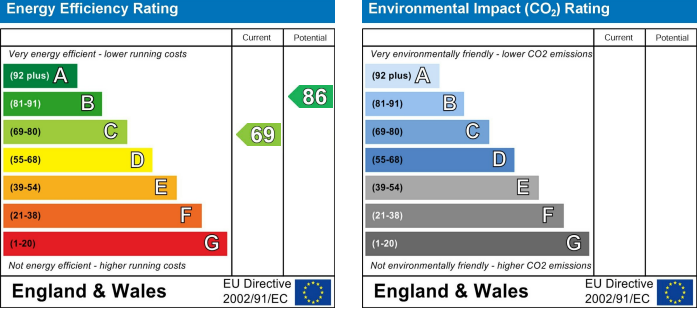
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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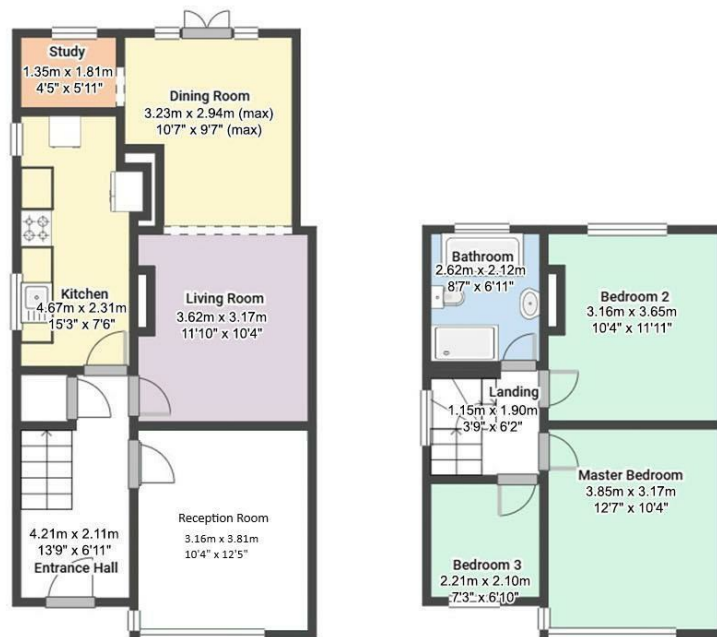
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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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