

HoldenCopley

PREPARE TO BE MOVED

March Close, Nottingham, Nottinghamshire NG5 9RF

Guide Price £220,000 - £230,000

March Close, Nottingham, Nottinghamshire NG5 9RF



GUIDE PRICE £220,000 - £230,000

NO UPWARD CHAIN...

This deceptively spacious three-bedroom semi-detached house is a fantastic opportunity for a variety of buyers and is offered to the market with no upward chain. Situated in a quiet cul-de-sac, the property is conveniently located close to a range of local amenities, including shops, excellent transport links, and great school catchments. The ground floor comprises a porch, a hallway, a well-equipped fitted kitchen, a dining room, and a spacious living room. A versatile storage room offers additional functionality, ideal for use as a home office, playroom, hobby space, or utility room. Notably, a stud wall has been built between the storage room and the dining room, enabling the potential to add a door so that the storage room can be accessed from inside the home, eliminating the need for outside access. Upstairs, the first floor features three bedrooms, a three-piece bathroom suite, and access to a loft, providing ample additional storage space. Externally, the property boasts a block-paved driveway at the front, ensuring convenient off-street parking. To the rear, a private garden offers an outdoor space, complete with a lawn and two practical garden sheds. With its blend of space, versatility, and well-connected location, this property presents a compelling opportunity for a variety of buyers.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room & Dining Room
- Versatile Storage Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

3*4" x 4*9" (1.03m x 1.45m)

The porch has UPVC double-glazed windows to the side and rear elevation, tiled flooring, recessed spotlights and a single UPVC door providing access into the accommodation.

Hall

3*5" x 2*8" (1.06m x 0.83m)

The hall has wood-effect flooring and carpeted stairs.

Kitchen

9*9" max x 10*7" (2.98m max x 3.24m)

The kitchen has a range of fitted shaker style base and wall units with worktops, space for a freestanding cooker, space for a fridge-freezer, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double-glazed window to the front elevation.

Dining Room

7*9" x 10*7" (2.37m x 3.24m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and recessed spotlights.

Living Room

15*8" x 12*9" (4.78m x 3.91m)

The living room has carpeted flooring, a radiator, a built-in cupboard, wall-mounted light fixtures, a feature fireplace with a decorative surround, coving and UPVC sliding patio doors providing access out to the garden.

Store/Potential Office

7*10" x 10*2" (2.39m x 3.10m)

FIRST FLOOR

Landing

2*7" x 5*6" (0.81m x 1.68m)

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

Master Bedroom

12*10" max x 12*6" (3.93m max x 3.82m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and built-in wardrobes.

Bedroom Two

7*11" x 16*0" (2.42m x 4.88m)

The second bedroom has UPVC double-glazed window to the front and rear elevations, wood-effect flooring and a radiator.

Bedroom Three

7*11" x 13*5" (2.16m x 4.10m)

Bathroom

10*5" max x 5*6" (3.18m max x 1.68m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a shower, vinyl flooring, a radiator, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is an outdoor tap, wall-mounted light fixtures and a block paved driveway.

Rear

To the rear is a private garden with a fence panelled boundary, two sheds, a lawn, mature trees and shrubs and a single wooden gate.

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, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

Any shared or communal facilities? Shared path with number 7 for rear garden access

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.

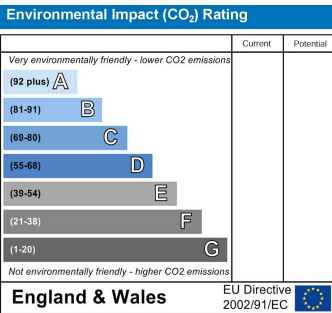
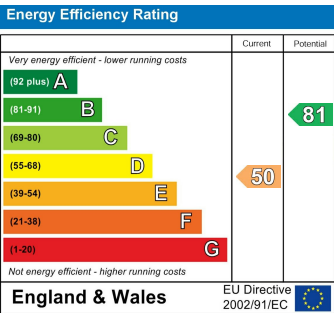
The vendor has advised the following:

Property Tenure is Freehold

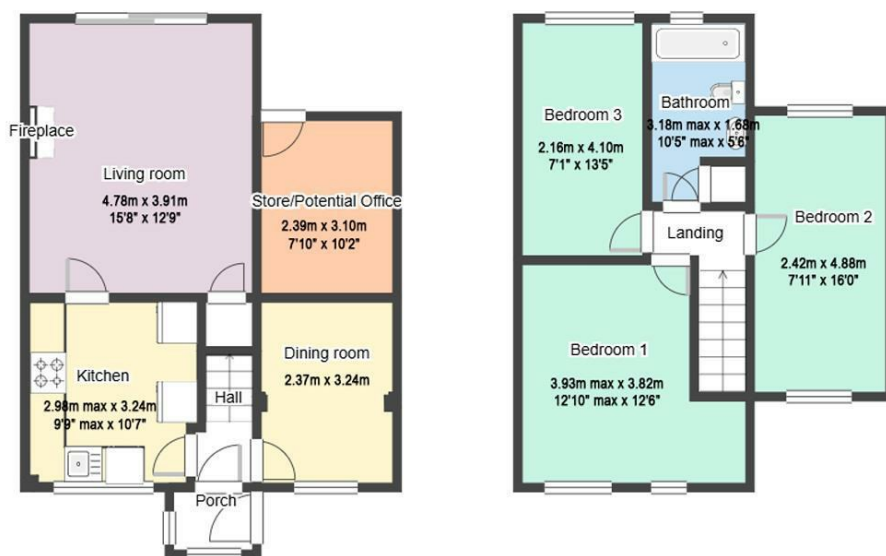
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



March Close, Nottingham, Nottinghamshire NG5 9RF



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.

© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.