

# HoldenCopley

PREPARE TO BE MOVED

Ford Street, New Basford, Nottinghamshire NG7 7BD

---

£225,000

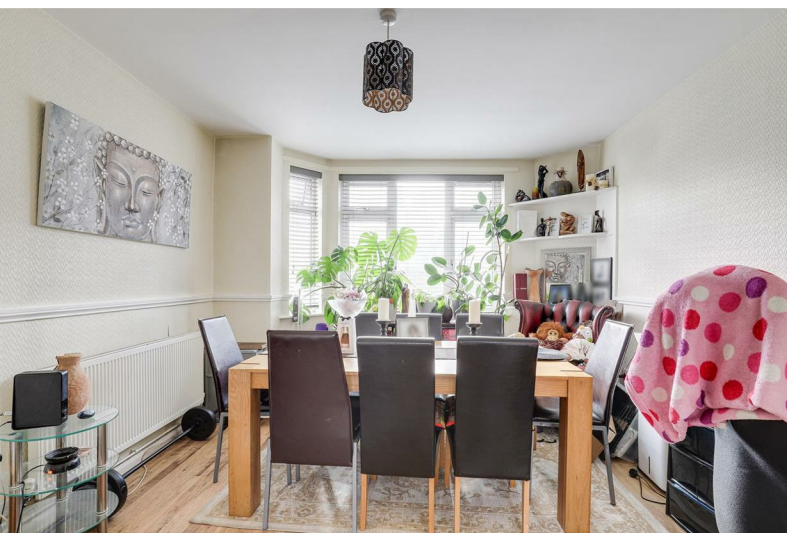
Ford Street, New Basford, Nottinghamshire NG7 7BD

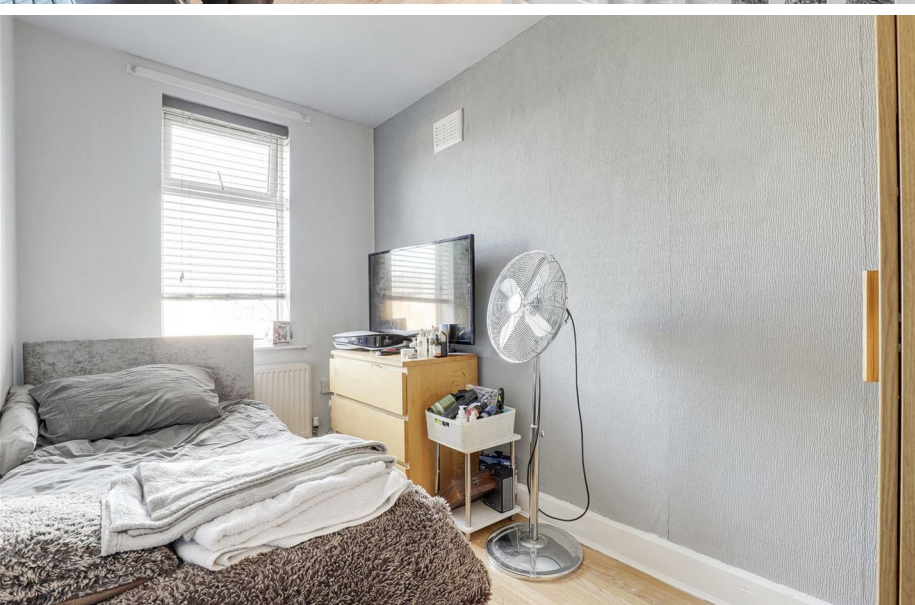


## GREAT FIRST TIME BUY..

Situated in a popular residential area close to shops, schools, and local amenities, this well-presented three-bedroom semi-detached home is perfect for first-time buyers or a small family. The ground floor welcomes you with an entrance hall leading into two generously sized and versatile reception rooms connected by an open archway. One of the reception rooms features French doors that open out to the rear garden, allowing for plenty of natural light and easy indoor-outdoor living. A well-appointed galley-style kitchen offers an efficient layout with ample storage and workspace. Upstairs, you'll find two spacious double bedrooms—one of which includes fitted wardrobes—alongside a comfortable single bedroom. The three-piece bathroom suite completes the first floor. To the front of the property, there's a driveway providing off-street parking and gated access to the rear. The enclosed rear garden boasts a patio seating area, steps leading down to a well-maintained lawn, and a versatile summer house.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Receptions Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Patio & Summer House
- Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 6'3" (3.94m x 1.93m)

The entrance hall has wood-effect flooring and carpeted stairs, a dado rail, a radiator, a UPVC double-glazed window to the front elevation, and a UPVC door providing access into the accommodation.

Dining Room

12'1" into bay x 11'8" (3.70m into bay x 3.58m)

The dining room has wooden flooring, a dado rail, a radiator, a UPVC double-glazed bay window to the front elevation, and an open archway leading to the living room.

Living Room

13'11" x 11'8" (4.25m x 3.58m)

The living room has wooden flooring, a dado rail, a radiator, an electric fireplace, a TV point, and double French doors with integral blinds opening out on to the rear garden.

Kitchen

12'10" x 6'3" (3.93m x 1.93m)

The kitchen has fitted wall and base units with wood effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, a gas hob with four burners and an extractor fan, a stainless steel splashback, a wall-mounted boiler, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an undercounter dryer, an extractor fan, wood-effect flooring, partially tiled walls, a UPVC double-glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'9" x 6'3" (2.06m x 1.92m)

The landing has carpeted flooring, a dado rail, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation. Additionally, there is access to the loft.

Master Bedroom

13'10" x 10'9" (4.24m x 3.29m)

The master bedroom has wood-effect flooring, fitted wardrobes, a TV point, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'8" x 9'11" (3.58m x 3.03m)

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

Bedroom Three

10'11" x 6'3" (3.33m x 1.93m)

The third bedroom has wood-effect flooring, a radiator, a TV point, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'3" x 5'8" (1.91m x 1.73m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains fed shower and hand-held shower head, a chrome heated towel rail, tiled walls, vinyl flooring, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property a low maintenance courtyard, a driveway for off-street parking, gated side access to the rear garden, and brick wall boundaries.

Rear

To the rear of the property is an enclosed garden with a patio seating area, steps leading down to a lawn, a summer house, and a mixture of fence and bush boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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

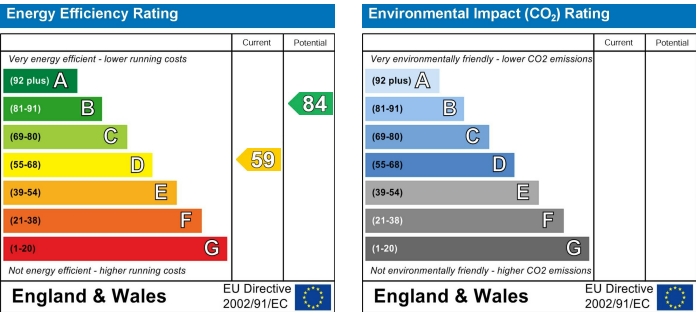
DISCLAIMER

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.

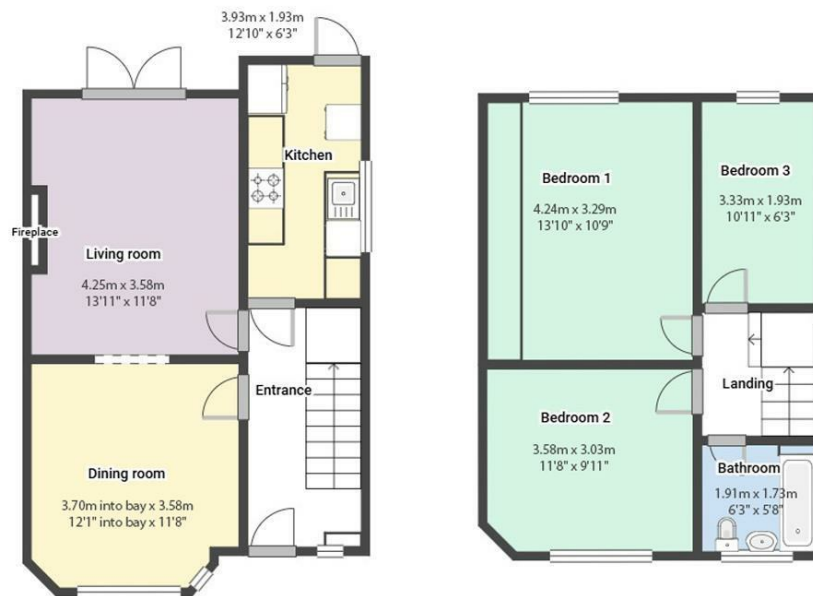
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Ford Street, New Basford, Nottinghamshire NG7 7BD

**HoldenCopley**  
PREPARE TO BE MOVED



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.