

HoldenCopley

PREPARE TO BE MOVED

Orville Road, Basford, Nottinghamshire NG5 1NE

Guide Price £210,000

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GUIDE PRICE £210,000 - £220,000

IDEAL FOR FIRST-TIME BUYERS...

Perfectly suited for first-time buyers, this well-maintained two-bedroom semi-detached home offers modern living in a convenient location, close to shops, schools, and excellent transport links. The ground floor welcomes you with an entrance hall leading into a bright and spacious reception room, flooded with natural light and offering space for both lounging and dining. Adjacent is a modern kitchen, complete with a handy pantry for additional storage. Upstairs, the property features two double bedrooms, a contemporary bathroom, and a separate W/C for added convenience. Outside, the home benefits from a driveway providing off-road parking at the front. To the rear, a beautifully landscaped south-facing wrap-around garden offers multiple zones for relaxation and outdoor enjoyment, including a patio seating area, a decked space, an artificial lawn, and a variety of plants.

MUST BE VIEWED!





- Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom With A Separate W/C
- Driveway
- South-Facing Wrap-Around Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must be Viewed





GROUND FLOOR

Entrance Hall

6*2" x 5*9" (1.90 x 1.76)

The entrance hall has laminate wood-effect flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

15*7" x 11*8" (4.77 x 3.58)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace, a UPVC double-glazed window to the front elevation and a UPVC double-glazed bay window to the front elevation.

Kitchen

9*4" x 9*4" (2.85 x 2.85)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven & hob, space for a fridge freezer, partially tiled walls, a radiator, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Pantry

4*11" x 2*7" (1.51 x 0.81)

The pantry has laminate wood-effect flooring, space and plumbing for a washing machine and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

9*6" x 2*7" (2.90 x 0.79)

the landing has wood-effect flooring, a UPVC double-glazed obscure window to the rear elevation, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

12*2" x 9*4" (3.72 x 2.87)

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

Bedroom Two

9*5" x 9*4" (2.88 x 2.87)

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

Shower Room

6*11" x 5*8" (2.13 x 1.75)

The shower room has a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

W/C

5*3" x 2*9" (1.61 x 0.86)

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

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking, gated access to the rear garden, hedge borders and fence panelling boundaries.

Rear

To the rear is an enclosed south-facing garden with a gravel patio, a paved patio area, an artificial lawn, a decked seating area, a raised border with plants and fence panelling boundaries.

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

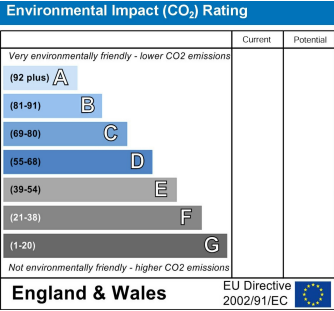
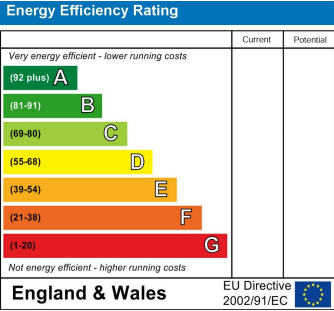
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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

www.holdencopley.co.uk

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