

# HoldenCopley

PREPARE TO BE MOVED

Spindle Gardens, Snape Wood, Nottinghamshire NG6 7DG

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£90,000

NO UPWARD CHAIN...

Situated in a convenient location, this one bedroom first floor maisonette is a great purchase for first time buyers and investors alike. This property is a great stepping stone to get onto the property ladder, while being close to local amenities such as shops, eateries, and parks. Internally, the property is positioned on the first floor, and boasts a spacious living room with a feature fireplace and open access into the fitted kitchen, one bedroom with a flush wall of fitted wardrobes, and a three piece bathroom suite. This house offers ample storage space throughout. Externally, the property offers off-street parking, and a shared lawn area.

MUST BE VIEWED





- First Floor Maisonette
- One Bedroom With Fitted Wardrobe
- Living Room With Feature Fireplace
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Leasehold
- Convenient Location
- No Upward Chain
- Must Be Viewed

ACCOMMODATION

Entrance

3'3" x 2'10" (1.01m x 0.88m)

The entrance has wood-effect flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Landing

8'9" max x 6'7" (2.69m max x 2.01m)

The landing has carpeted flooring, a radiator, access to the loft, an in-built storage cupboard, and provides access to the first floor accommodation.

Living Room

14'10" max x 13'5" (4.54m max x 4.10m)

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, an in-built storage cupboard, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and open access into the kitchen.

Kitchen

9'7" x 7'7" (2.94m x 2.32m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, an electric hob with an extractor fan, an integrated oven, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing or a dishwasher, tiled flooring, waterproof panelled walls, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Master Bedroom

11'8" x 8'10" (3.56m x 2.70m)

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

Bathroom

8'0" x 5'6" (2.46m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with an electric handheld shower fixture, wood-effect flooring, tiled walls, a chrome heated towel rail, an in-built storage cupboard, and two PVC double-glazed obscure windows to the front elevation.

OUTSIDE

Externally, the property offers off-street parking, and a shared garden area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed – Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

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

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

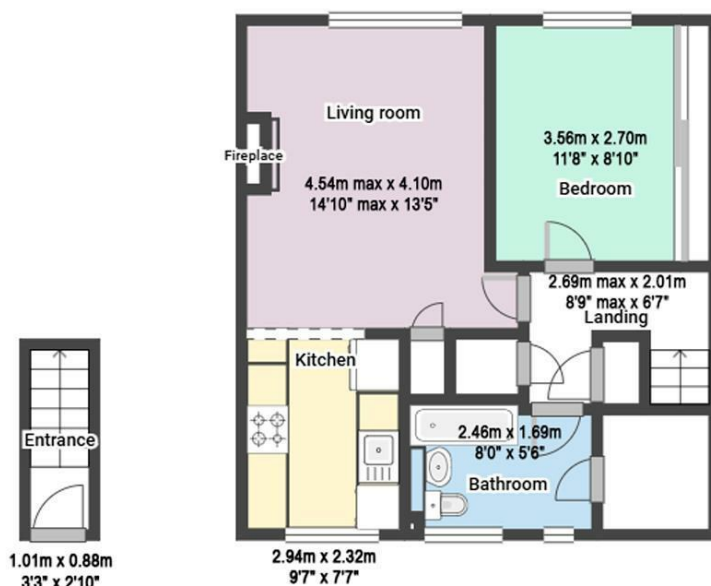
The vendor has advised the following:  
Property Tenure is Freehold.

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.





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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