

# HoldenCopley

PREPARE TO BE MOVED

Hadbury Road, Basford, Nottinghamshire NG5 1JY

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Guide Price £200,000 - £210,000



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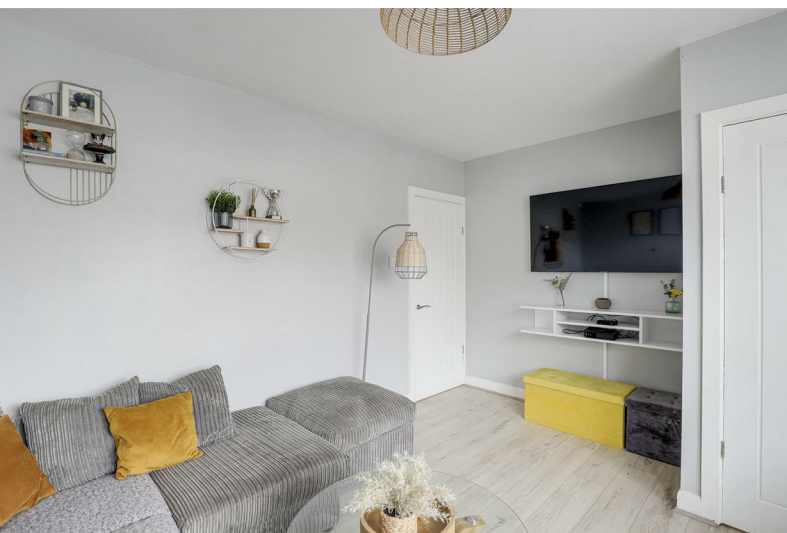


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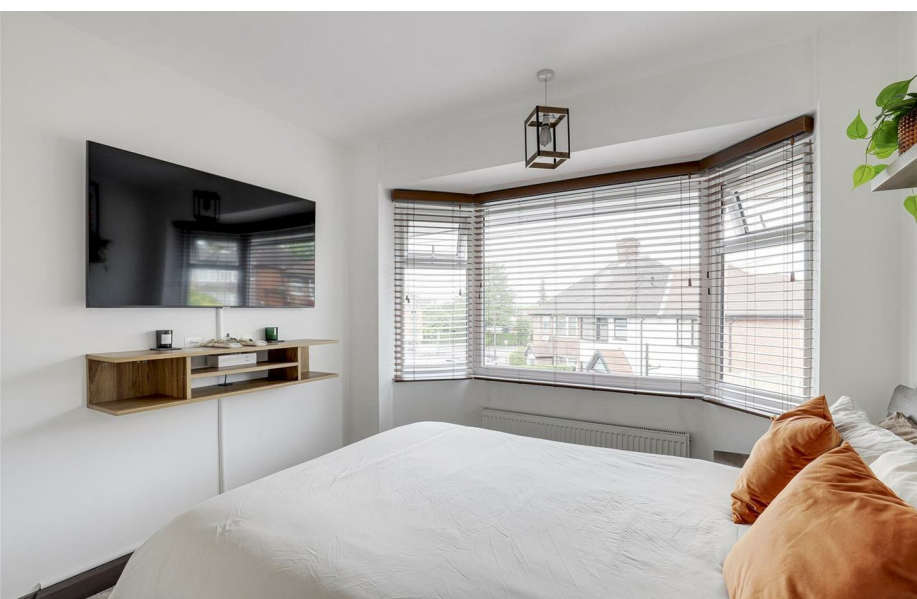
### MOVE-IN READY HOME...

This beautifully presented three-bedroom semi-detached home is finished with neutral décor throughout and is move-in ready, making it an ideal choice for first-time buyers. Perfectly positioned in a convenient location, the property is within easy reach of local amenities, excellent transport links, Nottingham City Hospital, and has straightforward access to Nottingham City Centre. The ground floor comprises an entrance hall, a bright and spacious bay-fronted living room, and a modern kitchen diner, perfect for both everyday meals and entertaining. Upstairs, you'll find two double bedrooms, along with a versatile third bedroom ideal for use as a home office, dressing room, or a small child's bedroom. These are all served by a stylish three-piece bathroom suite. Outside, the property benefits from access to on-street parking to the front. To the rear is a beautifully landscaped, south-east facing garden that enjoys sunlight throughout the day. This private outdoor space features a patio seating area, a well-maintained lawn, a raised decked area ideal for relaxing, and two useful outdoor storage rooms.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- On-Street Parking
- South-East Facing Garden
- Beautifully Presented Throughout
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5\*10" x 3\*9" (1.79m x 1.15m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, fitted stroage cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

13\*0" x 11\*4" (3.98m x 3.47m)

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

Kitchen Diner

13\*1" x 8\*6" (3.99m x 2.60m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with drainer and a swan neck mixer tap, an integrated oven, a gas ring hob, extractor fan & fridge freezer, space and plumbing for a washing machine, a radiator, an in-built storage cupboard, laminate wood-effect flooring, a UPVC double-glazed window tto the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8\*3" x 5\*9" (2.53m x 1.77m)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11\*9" x 9\*10" (3.60m x 3.01m)

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

Bedroom Two

9\*10" x 8\*6" (3.01m x 2.61m)

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

Bedroom Three

5\*9" x 5\*2" (1.76m x 1.58m)

The third bedroom has capeted flooring, a radiator and a UPVC double-glazed window obscure to the rear elevation.

Bathroom

5\*9" x 5\*3" (1.77m x 1.61m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled garden with a paved pathway, gated access to the rear garden and access to on-street parking.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a decked seating area, access to the outdoor storage rooms, hedged borders and fence panelling boundaries.

Storage

5\*5" x 2\*9" (1.67m x 0.84m)

Storage

6\*0" x 2\*9" (1.83m x 0.84m)

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 1800Mbps & Highest upload speed at 220Mbps
- 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

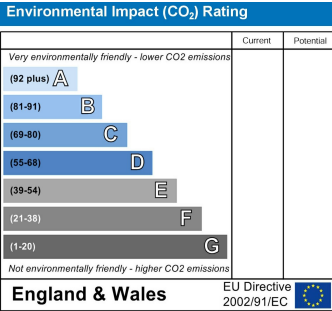
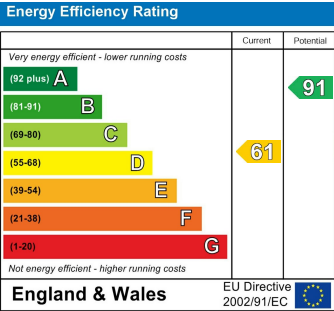
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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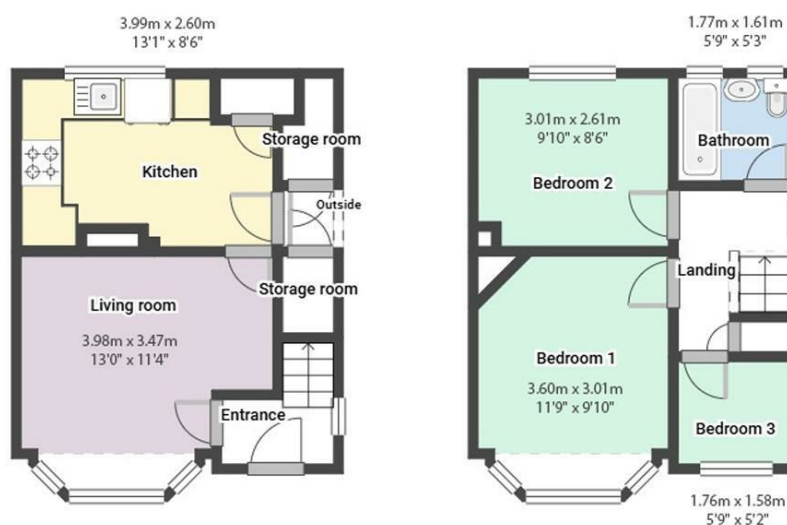
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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