

# HoldenCopley

PREPARE TO BE MOVED

Regent Street, New Basford, Nottinghamshire NG7 7BJ

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Guide Price £230,000 - £300,000



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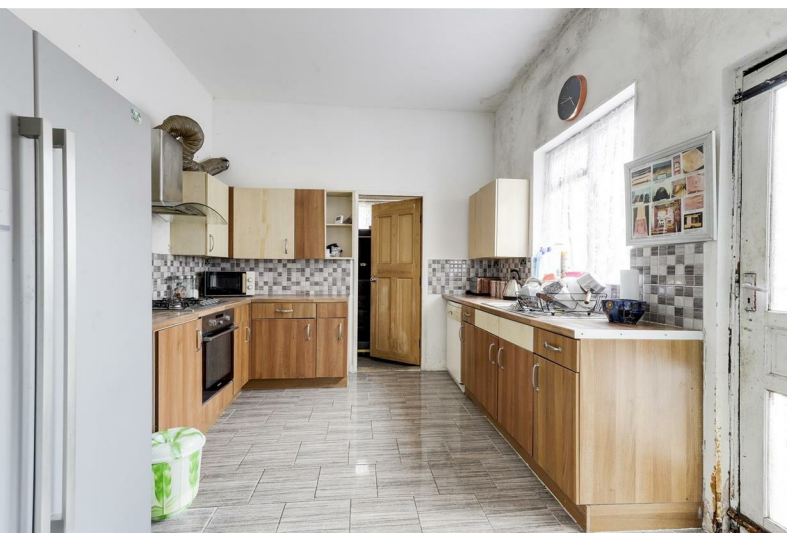


GUIDE PRICE £230,000 - £250,000

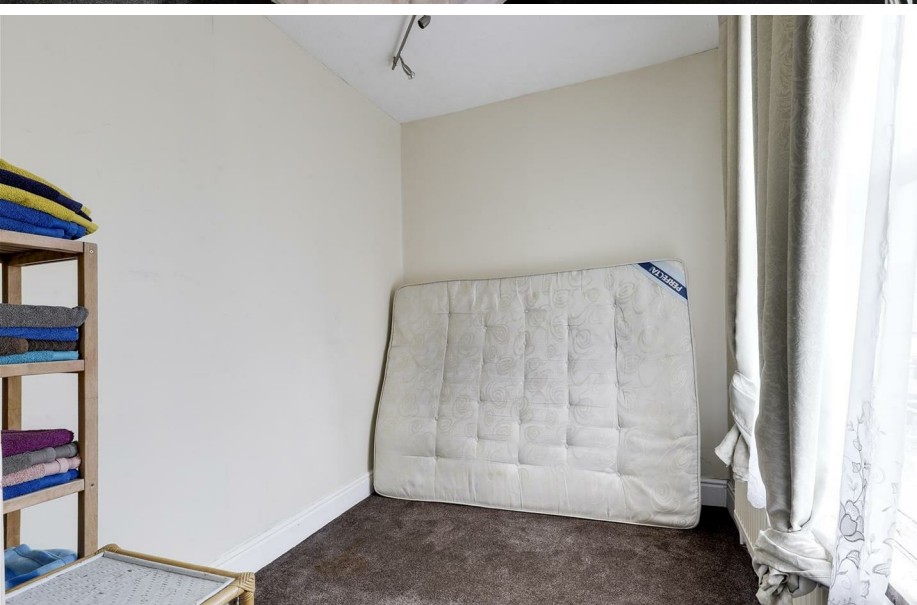
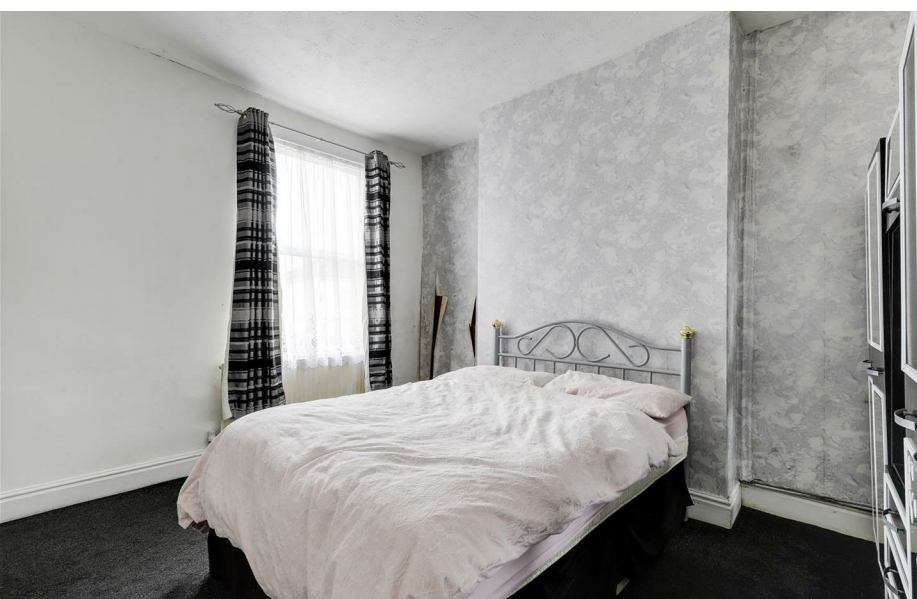
NO UPWARD CHAIN...

This spacious four-bedroom semi-detached house offers a fantastic opportunity for a range of buyers, particularly those looking for a project or investment. The property has great potential to be transformed into a comfortable family home. It's offered to the market with no upward chain. Situated in a convenient location, the property is close to a variety of local amenities including shops, schools, and excellent transport links. To the ground floor, there are two generously sized reception rooms filled with natural light, a fitted kitchen with plenty of space for daily cooking, and a useful utility room. The property also benefits from a cellar, offering additional storage. Upstairs on the first floor, you'll find two double bedrooms, a third bedroom that's ideal as a single room or home office, and a three-piece bathroom suite. The top floor hosts an additional spacious double bedroom. Outside, the property features a driveway to the front providing off-road parking. To the rear is an enclosed garden with a patio area and lawn, offering a private outdoor space with room to improve or landscape to your own taste.

MUST BE VIEWED!







- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- Cellar
- Driveway
- No Upward Chain
- Close To Local Amenities











GROUND FLOOR

Entrance Hall

13'11" x 3'4" (4.25 x 1.02)

The entrance hall has carpeted flooring, a radiator, ceiling coving and a single door providing access into the accommodation.

Living Room

15'8" x 13'4" (4.78 x 4.08)

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

Dining Room

13'9" x 12'10" (4.20 x 3.92)

The dining room has laminate wood-effect flooring, a radiator and a sliding patio door opening out to the rear garden.

Kitchen

12'8" x 10'4" (3.87 x 3.16)

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, a gas ring hob & an extractor fan, partially tiled walls, tiled flooring, a radiator, access to the cellar, a single-glazed window to the side elevation and a single door providing access to the rear garden.

Utility Room

10'4" x 4'10" (3.17 x 1.49)

The utility room has carpeted flooring, space and plumbing for a washing machine and a single-glazed window to the rear elevation.

FIRST FLOOR

Landing

12'10" x 2'9" (3.92 x 0.84)

The landing has carpeted flooring, an in-built cupboard and access to the first floor accommodation.

Master Bedroom

17'3" x 12'10" (5.27 x 3.93)

The main bedroom has carpeted flooring, a radiator and two single-glazed windows to the front elevation.

Bedroom Two

12'11" x 11'0" (3.94 x 3.36)

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

Bedroom Four

12'0" x 7'4" (3.66 x 2.24)

The fourth bedroom has carpeted flooring, a radiator and a single-glazed window to the side elevation.

Bathroom

10'4" x 5'5" (3.16 x 1.66)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, an extractor fan, partially tiled walls, a wall-mounted boiler, vinyl flooring and a single-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring and access to the second floor accommodation.

Bedroom Three

17'3" x 10'10" (5.28 x 3.32)

The third bedroom has carpeted flooring, a radiator and a single-glazed window to the side elevation.

BASEMENT

Cellar

16'11" x 3'1" (5.18 x 0.95)

The cellar has courtesy lighting and ample storage space.

Cellar

13'6" x 6'3" (4.12 x 1.93)

The cellar has ample storage space.

Cellar

14'0" x 9'1" (4.27 x 2.77)

The cellar has ample storage space.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and brick-wall boundaries.

Rear

To the rear is an enclosed garden with a concrete patio area, a lawn, fence panelling and brick-wall boundaries.

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 & 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 B

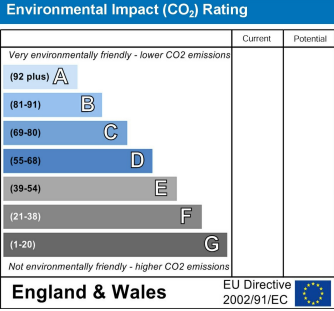
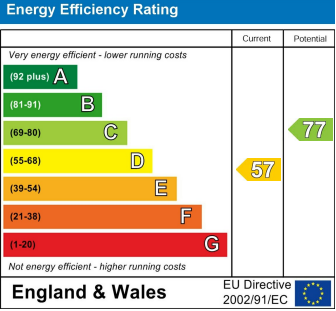
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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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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