

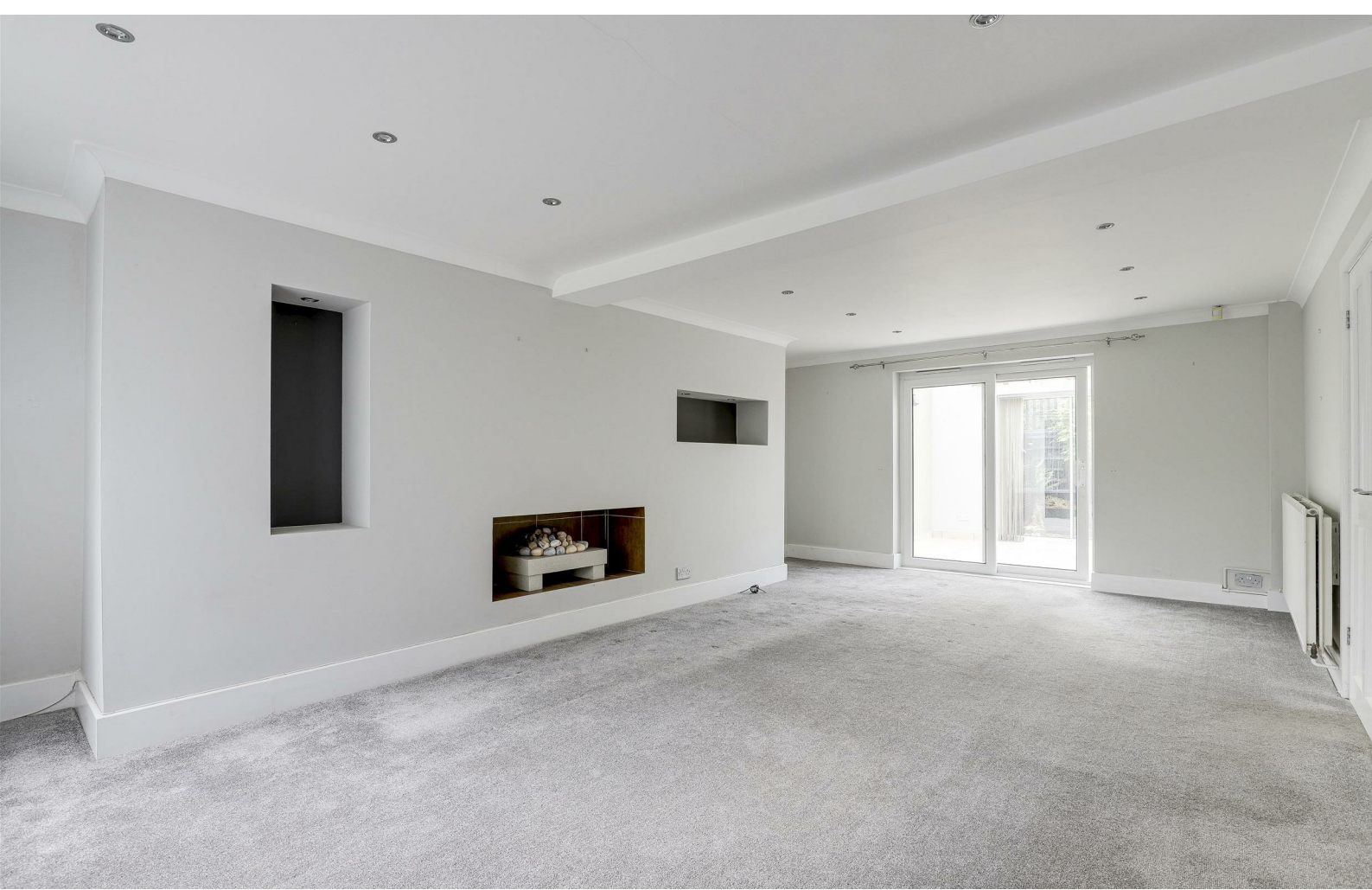
HoldenCopley

PREPARE TO BE MOVED

Fairlight Way, Nottingham, Nottinghamshire NG5 5SZ

Guide Price £260,000

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GUIDE PRICE £260,000 - £275,000

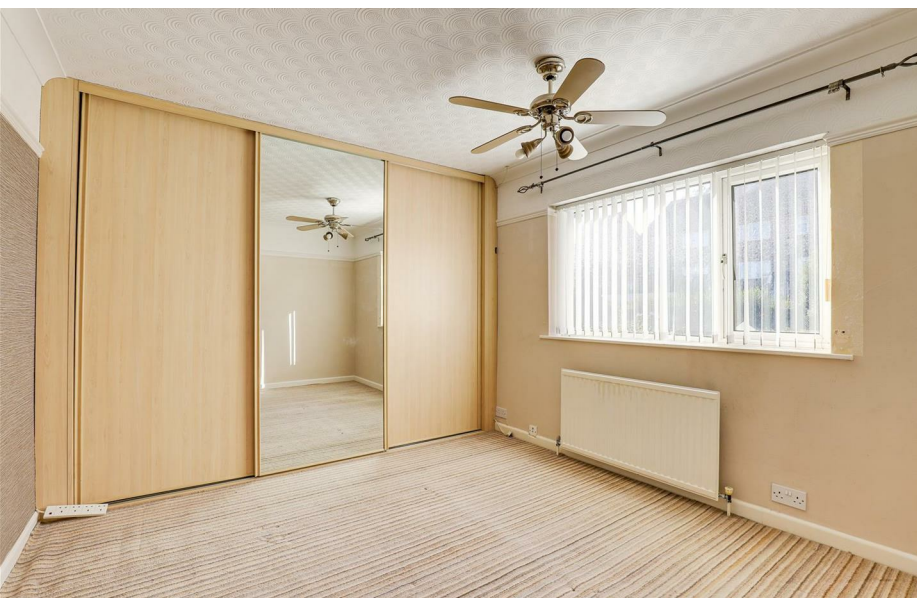
SPACIOUS HOME WITH NO UPWARD CHAIN...

This five-bedroom semi-detached home offers an abundance of space across three floors and presents a fantastic opportunity for a wide range of buyers, whether you're looking to create a family home or seeking a promising investment project. Although the property would benefit from modernisation, it boasts great potential to add value and tailor the space to suit your needs. The ground floor comprises an entrance hall, a generously sized reception room, a bright conservatory with patio doors opening out to the rear garden, a fitted kitchen, and a useful utility room with a ground floor W/C. The first floor hosts three double bedrooms, two of which feature fitted wardrobes, along with a comfortable single bedroom, all serviced by a three-piece bathroom suite. The second floor offers a further double bedroom, ideal for use as a guest room, office, or additional family space. Outside, the front of the property benefits from a driveway providing off-street parking and gated access to a two-tiered rear garden, featuring a raised lawn and decked area above a lower patio—perfect for those looking to transform an outdoor space. The property is positioned in a quiet cul-de-sac within a popular and well-connected residential area, close to local shops, schools, amenities, and offering excellent transport links into Nottingham City Centre.

Please note: The property does not have direct road access, however, a Deed of Easement allows for legal use of part of the neighbouring driveway to ensure convenient access.

MUST BE VIEWED





- Semi-Detached House
- Five Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Conservatory
- Utility Room / Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- No Upward Chain





GROUND FLOOR

Entrance Hall

10’2" x 3’1" (3.11m x 0.95m)

The entrance hall has tiled flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and a UPVC door providing access to the accommodation.

Living Room

22’4" x 15’2" (6.82m x 4.64m)

The living room has carpeted flooring, coving to the ceiling, a fireplace with decorative pebbles set in a recessed chimney breast, recessed shelving with overhead lighting, two radiators, an in-built under-stair cupboard, a UPVC double-glazed window to the front elevation, and sliding patio doors leading to the conservatory.

Conservatory

11’2" x 9’4" (3.42m x 2.85m)

The conservatory has a polycarbonate roof, tiled flooring, a radiator, a UPVC double-glazed window to the side elevation, and sliding patio doors leading to the rear garden.

Kitchen

15’1" max x 9’7" (4.62m max x 2.94m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer, a dual fuel range cooker with a splashback and extractor fan, a radiator, tiled flooring, coving to the ceiling, recessed spotlights, UPVC double-glazed windows to the side and rear elevations, and a UPVC door providing access from the side of the property.

Utility Room

9’2" max x 5’11" (2.81m max x 1.81m)

The utility room has a low-level flush W/C, a radiator, in-built cupboards, worktop and under-counter space, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

7’11" max x 5’8" (2.42m max x 1.75m)

The landing has carpeted flooring, coving to the ceiling, recessed spotlights, and provides access to the first floor accommodation.

Master Bedroom

11’4" x 10’0" (3.46m x 3.05m)

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

Bedroom Two

12’1" max x 7’7" (3.69m max x 2.33m)

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

Bedroom Four

10’11" max x 10’0" (3.35m max x 3.07m)

The fourth bedroom has carpeted flooring, coving to the ceiling, a picture rail, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Five

12’1" x 6’1" (3.69m x 1.86m)

The fifth bedroom has carpeted flooring, coving to the ceiling, a radiator, an in-built cupboard, and a UPVC double-glazed window to the side elevation.

Bathroom

8’8" x 5’11" (2.66m x 1.82m)

The bathroom has a low-level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with central taps, a wall-mounted electric shower and handheld showerhead, an extractor fan, recessed shelving, a chrome heated towel rail, an in-built storage cupboard, floor-to-ceiling tiling, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

10’7" x 10’2" (3.24m x 3.11m)

The landing has carpeted flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12’3" x 9’11" (3.75m x 3.03m)

The third bedroom has carpeted flooring, a radiator, and two Velux windows.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for multiple vehicles, access to the garage, and gated entry to the rear garden. The property has no direct road access; a Deed of Easement grants the right to use part of the neighboring property’s driveway.

Garage

18’5" x 9’7" (5.63m x 2.94m)

The garage has an up-and-over door, lighting, multiple power points, workshop units, a UPVC window, and a UPVC door.

Rear

The rear garden is two-tiered, featuring a raised lawn and decked area above a lower patio, with a mix of hedge and fence panel boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G/5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – The property has no direct road access; a Deed of Easement grants the right to use part of the neighboring property’s driveway.
- Other Material Issues – No

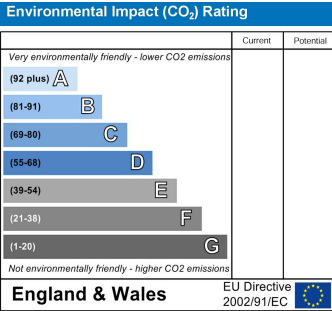
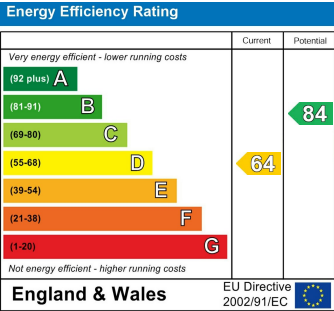
DISCLAIMER

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.



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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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