

# HoldenCopley

PREPARE TO BE MOVED

Hadbury Road, Basford, Nottinghamshire NG5 1JZ

---

Guide Price £190,000 - £220,000

Hadbury Road, Basford, Nottinghamshire NG5 1JZ



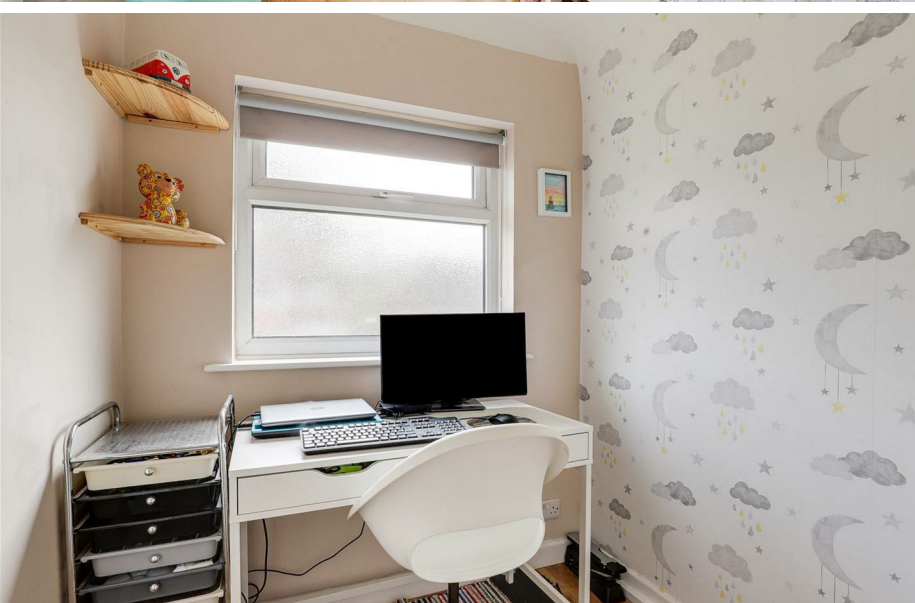
GUIDE PRICE: £190,000 - £200,000

PERFECT FIRST-TIME BUY...

This well-presented semi-detached home offers generous living space and is ideally located in a well-connected area, close to a range of local amenities, excellent transport links, and within sought-after school catchments. The ground floor welcomes you with an entrance hall leading to a spacious bay-fronted living room and a modern fitted kitchen diner, perfect for family meals and entertaining. Upstairs, the property features two well-proportioned double bedrooms and a versatile box room, ideal as a home office or nursery, all served by a three-piece bathroom suite. Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a private, enclosed garden with a detached garage offering additional storage space.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms & Small Box Room
- Bay-Fronted Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Enclosed Garden
- Detached Garage For Storage
- Off-Road Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'7" x 5'8" (3.24m x 1.75m)

The entrance hall has wood-effect flooring, carpeted stairs, a UPVC double-glazed obscure window to the side elevation, a radiator, an in-built cupboard, coving to the ceiling, a ceiling rose, and a single UPVC door providing access into the accommodation.

Living Room

11'5" x 9'11" into bay (3.48m into bay x 3.04m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, a TV point, and a sliding door for access.

Kitchen/Diner

16'1" x 8'5" (4.91m x 2.59m)

The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, space for a dining table, wood-effect flooring, a concealed Worcester combi-boiler, a radiator, an in-built under-stair pantry cupboard, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

8'4" max x 5'9" (2.55m max x 1.76m)

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

Bedroom One

11'9" into bay x 9'11" (3.59m into bay x 3.04m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, coving to the ceiling, and a radiator.

Bedroom Two

9'11" max x 8'6" (3.03m max x 2.61m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, coving to the ceiling, and a radiator.

Nursery / Home Office

5'8" x 5'1" (1.74m x 1.56m)

This room has a UPVC double-glazed obscure window to the front elevation, wood-effect flooring, and a radiator.

Bathroom

6'10" x 5'2" (2.10m x 1.59m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a double-ended panelled bath with an overhead rainfall shower and a handheld shower head, wall-mounted chrome fixtures and a shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gated driveway providing off-road parking, external lighting, and access to the garage and the garden towards the rear.

Garage

17'6" x 7'11" approx (5.34m x 2.43m approx)

The garage has an up and over door.

Rear

To the rear of the property is an enclosed garden with a concrete seating area, a lawn, a patio area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal –Good 4G 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 risk  
Non-Standard Construction –  
Any Legal Restrictions – TBC  
Other Material Issues – TBC

DISCLAIMER

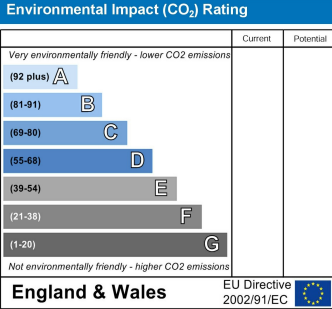
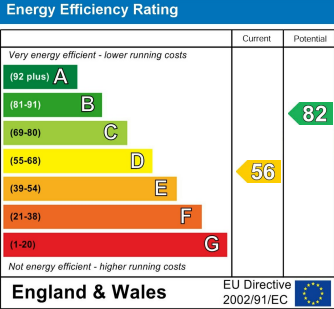
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

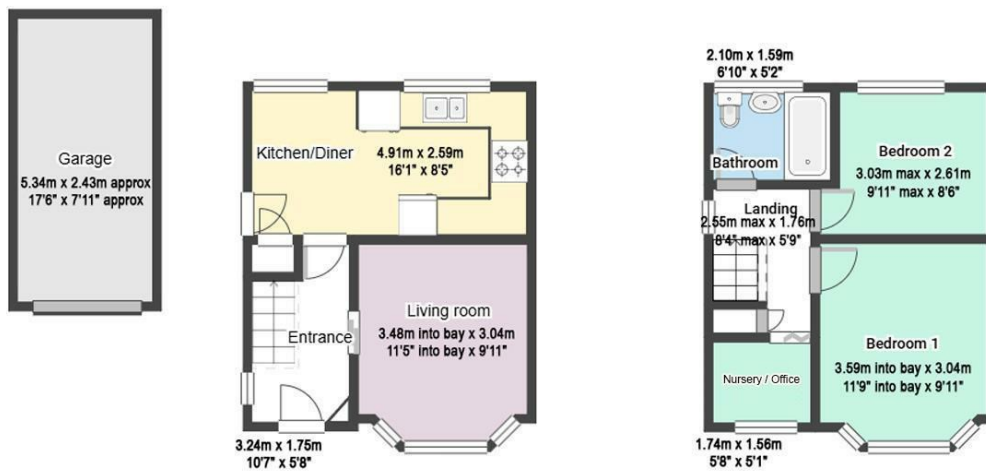
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



# Hadbury Road, Basford, Nottinghamshire NG5 1JZ



## 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.  
© HoldenCopley

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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.