

HoldenCopley

PREPARE TO BE MOVED

Hall Close, Basford, Nottinghamshire NG5 1RQ

Guide Price £270,000

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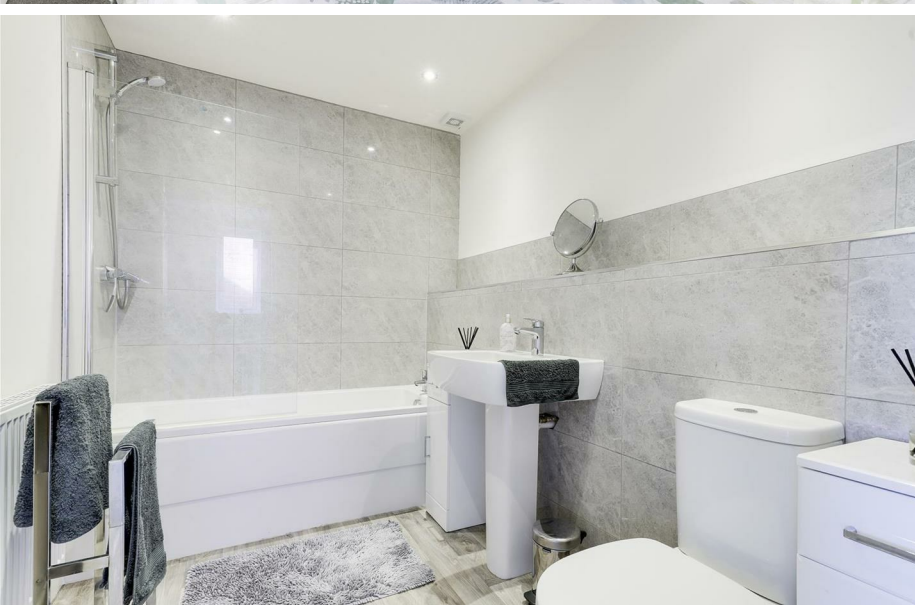
GUIDE PRICE £270,000 - £280,000

WELL-PRESENTED MODERN HOME...

Tucked away in a residential area built in 2021, this well-presented semi-detached home is an ideal purchase for a range of buyers. Situated a short drive away from local amenities, shops, restaurants, great schools and picturesque parks, as well as having excellent transport links into Nottingham City Centre, this home is perfectly positioned. Internally, the ground floor boasts a sleek and stylish modern fitted kitchen with a breakfast bar and open plan access into the bright and spacious lounge/diner, and a convenient ground floor W/C. Upstairs, the property offers the double master bedroom with access to a private en-suite, a second double bedroom, and a third single bedroom which can be utilised as a home office, children's nursery, or a dressing room. A modern three-piece family bathroom suite completes the first floor. Externally, the front of the property offers off-street parking, a lawned area, hedged boundaries, and gated access to the rear, which boasts a lawned garden with a paved patio seating area - perfect for enjoying the outdoors.

MUST BE VIEWED





- Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Open Plan Lounge/Diner
- Sleek Modern Fitted Kitchen
- Ground Floor W/C
- En-Suite & Family Bathroom
- Security Alarm Installed
- Professionally Boarded Loft via Easy Access Folding Ladder
- Off-Street Parking With Electric Car-Charging Point
- South Facing Garden





GROUND FLOOR

Entrance Hall

13'4" x 7'1" (4.07 x 2.17)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC double-glazed window to the side elevation.

Kitchen

12'11" x 9'0" (3.96 x 2.75)

The kitchen has a range of fitted gloss handleless base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven and gas hob with a glass splashback and stainless steel extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation, and open access into the lounge/diner.

Lounge/Diner

16'6" x 16'3" (5.04 x 4.96)

The lounge/diner has carpeted flooring, a radiator, UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear garden.

W/C

7'1" x 4'6" (2.16 x 1.39)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap and a splashback, wood-effect flooring, a radiator, a wall-mounted Worcester boiler, an extractor fan, and recessed spotlights.

FIRST FLOOR

Landing

10'5" x 7'3" (3.18 x 2.22)

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

Master Bedroom

12'10" x 10'4" (3.92 x 3.15)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

6'3" x 5'5" (1.91 x 1.66)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a wall-mounted electric shaving point, a radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'7" x 8'9" (3.55 x 2.68)

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

Bedroom Three

7'8" x 7'3" (2.35 x 2.22)

The third bedroom has carpeted flooring, a radiator, a built-in cupboard, and a UPVC double-glazed window to the front elevation.

Bathroom

8'9" x 6'6" (2.68 x 1.99)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, wood-effect flooring, partially tiled walls, a wall-mounted electric shaving point, a radiator, an extractor fan, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking, a lawned area, a gravelled area, hedged borders, gated access to the rear, and metal fenced boundaries.

Rear

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

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)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – The title register notes historic restrictive covenants from an 1887 deed (details unknown), rights reserved by British Railways in 1967, and stipulations and covenants in the 2021 transfer, which may affect the property. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating – Nottingham City Council - Band C

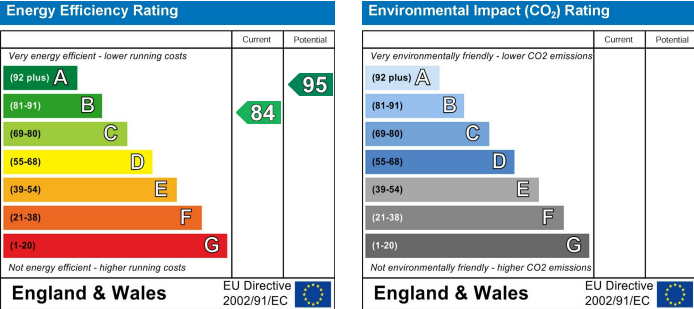
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

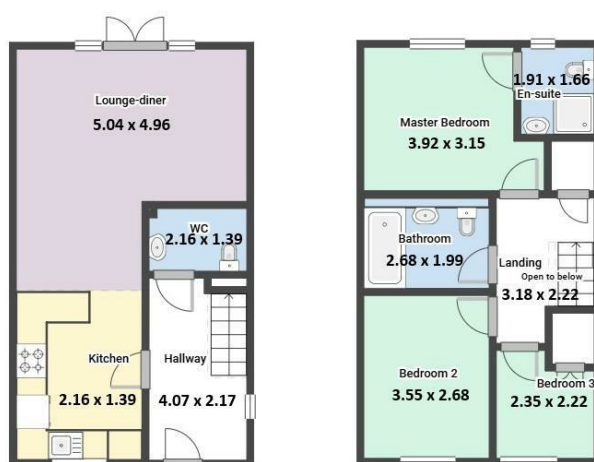
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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