

HoldenCopley

PREPARE TO BE MOVED

Pulborough Close, Basford, Nottinghamshire NG5 1HU

Guide Price £160,000

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GUIDE PRICE £160,000 - £175,000...

NO UPWARD CHAIN...

This two-bedroom semi-detached house is situated in a quiet cul-de-sac within a popular location and has easy access to various local amenities, the City Hospital, and excellent transport links. The property benefits from being sold with no upward chain and has plenty of space throughout, and would be a great purchase for a first-time buyer or an investment opportunity for anyone wanting to expand their portfolio. On the ground floor is a spacious living room and an open-plan kitchen/diner. On the first floor are two good-sized bedrooms serviced by a stylish three-piece bathroom suite. Outside there are generous-sized gardens to the front and rear of the property along with on-street parking.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Open-Plan Kitchen/Diner
- Three-Piece Bathroom Suite
- Generous Sized Garden
- On-Street Parking
- Quiet Cul-De-Sac
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, an in-built base cupboard, carpeted stairs, a wall-mounted alarm system, and a single composite door providing access into the accommodation.

Living Room

12'11" x 14'4" (3.96m x 4.39m)

The living room has wood-effect flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround a UPVC double-glazed bay window to the front elevation.

Kitchen/Diner

17'5" x 8'3" (5.32m x 2.53m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge and freezer, tiled splashback, tiled flooring, an in-built pantry cupboard, a radiator, space for a dining table, three UPVC double-glazed windows to the rear elevation, and a single composite door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a wall-mounted thermostat, access to a boarded loft with lighting via a drop-down ladder, a UPVC double-glazed window to the side elevation, and provides access to the first-floor accommodation.

Bedroom One

14'2" x 9'7" (4.34m x 2.94m)

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

Bedroom Two

9'10" x 9'3" (3.00m x 2.84m)

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

Bathroom

7'11" x 6'9" (2.42m x 2.07m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a paneled bath with a wall-mounted electric shower fixture and bi-folding shower screen, a radiator, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

Outside to the front of the property is a generous-sized garden with a lawn, mature plants and shrubs, gated access, and the availability of on-street parking.

Rear

Outside to the rear of the property is an enclosed garden with a lawn, a paved seating area, paneled fencing, and mature plants and shrubs.

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 - 1800 Mbps (Highest available download

- speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

DISCLAIMER

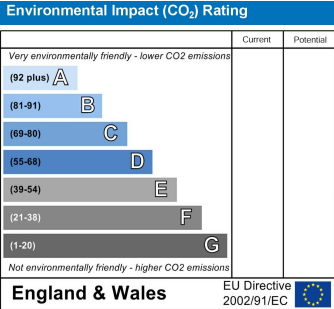
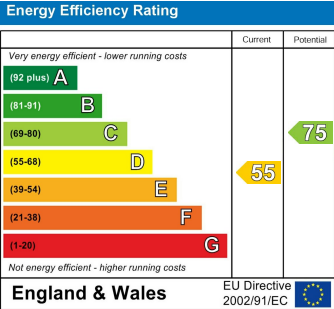
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

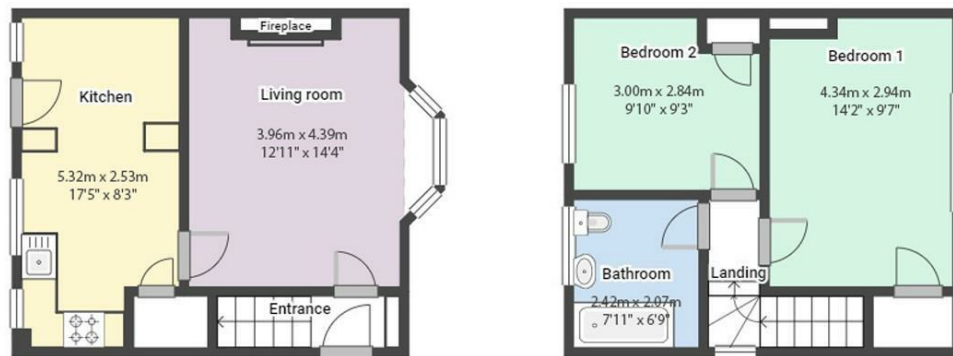
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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