

HoldenCopley

PREPARE TO BE MOVED

Old Lodge Drive, Nottingham, NG5 3FP

Guide Price £275,000

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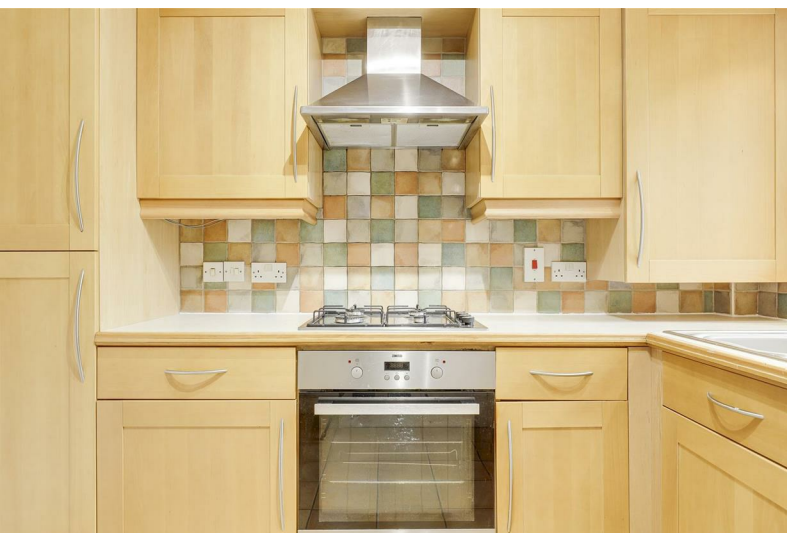


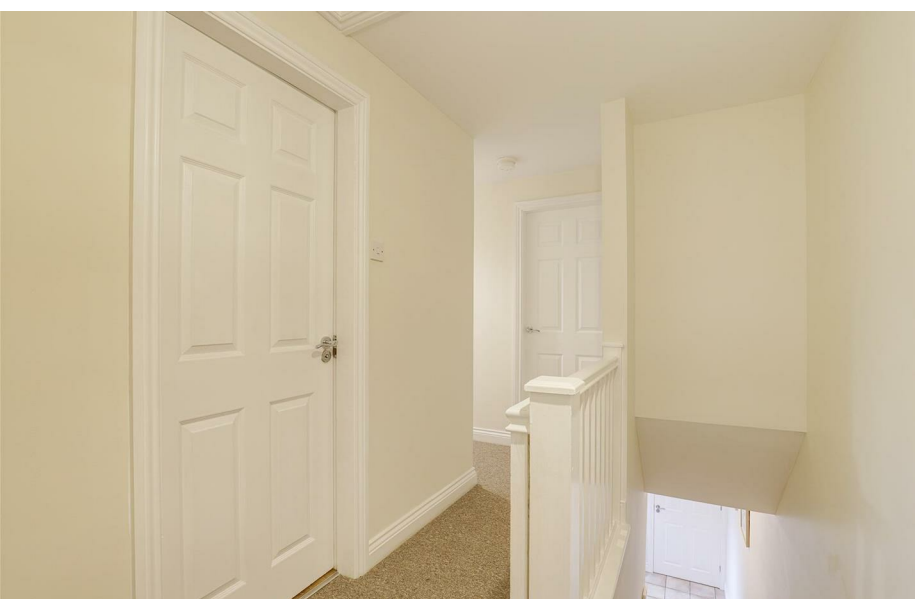
GUIDE PRICE £275,000 - £295,000

NO UPWARD CHAIN...

This charming three-bedroom linked home is being offered to the market with no upward chain and provides generous, well-balanced living space throughout. The property forms part of an exclusive development of just 23 similarly styled homes, comprising a mix of two, three and four-bedroom houses and apartments. The development is set within secure, gated grounds that are beautifully maintained, creating a private and peaceful environment rarely found so close to the city. The location offers the best of both worlds: the convenience of nearby city amenities combined with the tranquillity and atmosphere of living in the English countryside. On the ground floor, the accommodation includes an inviting entrance hall with access to a useful downstairs W/C, a well-appointed fitted kitchen, and a spacious lounge/dining area. French doors open out to the rear garden, filling the space with natural light and providing an ideal setting for both relaxing and entertaining. Upstairs, there are three bedrooms and a contemporary three-piece bathroom suite, designed with modern living in mind. Outside, the front of the property features a private driveway, mature shrubs and bushes, and secure gated access into the development. The rear garden is enclosed and low-maintenance, with panelled fencing and gated access, offering a quiet and private outdoor space to enjoy throughout the year.

MUST BE VIEWED





- Terraced House
- Three Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Garden
- Gated Community
- Off-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9’6" max x 5’1" (2.91m max x 1.56m)

The entrance hall has tiled floor, carpeted stairs, a radiator, and a door providing access into the accommodation.

W/C

5’1" x 3’9" (1.57m x 1.15m)

This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a wall-mounted wash basin, a heated towel rail, and tiled flooring.

Kitchen

9’9" x 9’8" (2.98m x 2.96m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an integrated washing machine, an integrated fridge freezer, a radiator, tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

Lounge/Dining Room

17’1" max x 13’0" (5.22m max x 3.97m)

The lounge/diner has carpeted flooring, two radiators, an in-built cupboard, space for a dining table, a feature fireplace, coving to the ceiling, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

13’7" max x 11’7" (4.15m max x 3.54m)

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

11’7" x 10’10" (3.54m x 3.32m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, double fitted wardrobes, a TV point, and carpeted flooring.

Bedroom Two

12’11" x 8’5" (3.95m x 2.58m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a double fitted wardrobe, a TV point, and carpeted flooring.

Bedroom Three

13’0" max x 6’5" (3.97m max x 1.96m)

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

Bathroom

6’8" max x 5’11" (2.04m max x 1.82m)

The bathroom has a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted shower fixture, an extractor fan, a radiator, a shaver socket, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway, planted shrubs and bushes, and gated access into the development.

Rear

To the rear of the property is an enclosed low maintenance garden, with a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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.

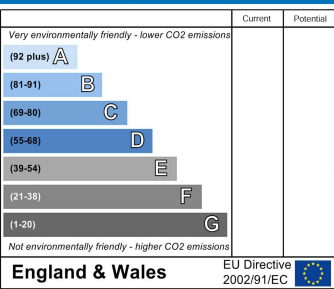
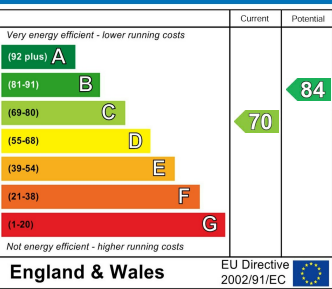
The vendor has advised the following:
Property Tenure is Freehold

Service Charge £1,123.30 per year

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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.

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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