

HoldenCopley

PREPARE TO BE MOVED

Bagnall Avenue, Nottingham, Nottinghamshire NG5 6FP

Guide Price £220,000 - £230,000

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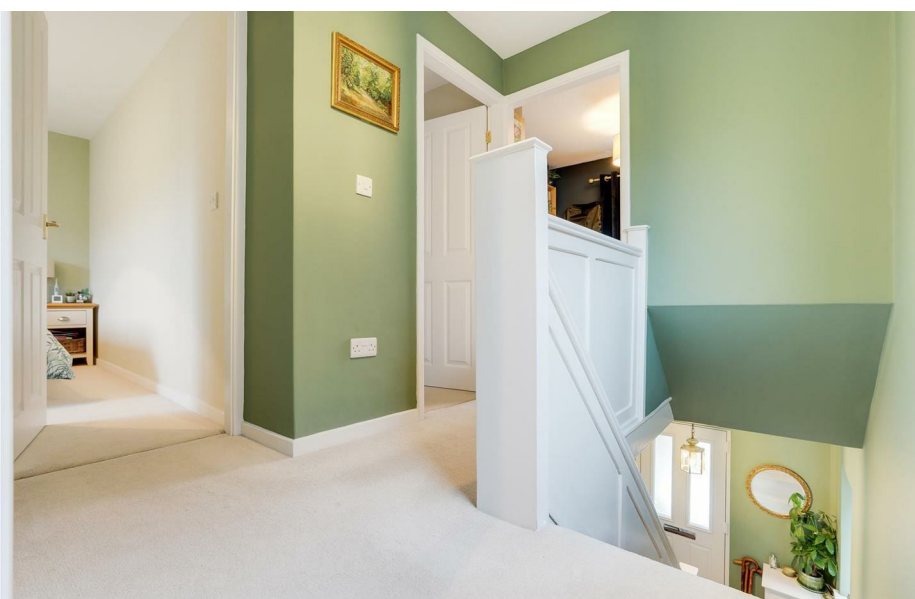
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LOCATION, LOCATION, LOCATION...

A well-presented three-bedroom semi-detached home, offering an excellent opportunity for families and a range of buyers seeking a versatile and comfortable property. The home boasts generous living spaces throughout and has been carefully maintained and enhanced, creating a bright and welcoming environment. Located in a popular residential area, the property is within easy reach of well-regarded schools, a variety of local shops, and amenities. Excellent transport links provide straightforward access to Nottingham city centre, making it an ideal choice for commuters and families looking for both convenience and community. On the ground floor, the home comprises an entrance hall, a spacious living room with a feature fireplace, and a fitted kitchen with access to the dining room, an outbuilding, and the rear garden. Upstairs, there are three bedrooms and a modern three-piece bathroom suite. Externally, the front of the property features a lawn, block-paved driveway, and courtesy lighting. To the rear, there is an enclosed garden with a patio area, a lawn, and fenced and hedged boundaries, offering both privacy and space for outdoor enjoyment.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Popular Location
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 5'11" (max) (3.76m x 1.81m (max))
The entrance hall has a UPVC double glazed window to the side elevation, LVT flooring, carpeted stairs, a fitted base cupboard, a radiator, an under-stairs cupboard, and a composite door providing access into the accommodation.

Living Room

13'1" x 12'4" (max) (3.99m x 3.76m (max))
The living room has a UPVC double glazed window to the front elevation, a TV point, coving to the ceiling, a feature fireplace, a radiator, and LVT flooring.

Dining Room

9'4" x 8'10" (2.87m x 2.71m)
The dining room has a UPVC double glazed window to the rear elevation, a radiator, and LVT flooring.

Kitchen

9'7" x 8'10" (2.94m x 2.71m)
The kitchen has a range of fitted base and wall units, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, an Induction hob, space and plumbing for a washing machine, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

Back Door

7'3" x 6'4" (max) (2.22m x 1.94m (max))
The back door has access into the cupboard and outbuilding, and a door opening to the rear garden.

Cupboard

4'1" x 3'7" (1.26m x 1.10m)
The cupboard has ample storage space.

Outhouse

7'6" x 6'9" (2.29m x 2.08m)
The outhouse has a window to the rear elevation, electrics, and ample storage.

FIRST FLOOR

Landing

7'9" x 7'6" (max) (2.37m x 2.29m (max))
The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft with lighting, and access to the first floor accommodation.

Bedroom One

13'0" x 12'4" (max) (3.97m x 3.77m (max))
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

11'6" x 8'11" (3.53m x 2.72m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

9'4" x 7'5" (max) (2.85m x 2.28m (max))
The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'5" x 5'10" (2.28m x 1.78m)
The bathroom has two UPVC double glazed obscure window to the side and rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted rainfall shower fixture and shower screen, a radiator in a chrome heated towel rail surround, an extractor fan, recessed spotlights, partially tiled walls, and LVT flooring.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, and a block paved driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, and a fence panelled and hedged boundary.

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 1000Mbps
- 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

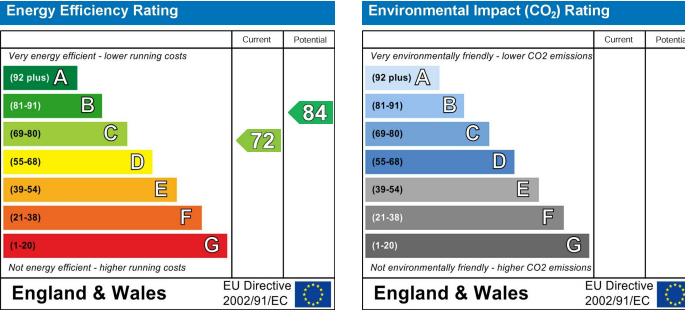
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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