

HoldenCopley

PREPARE TO BE MOVED

Appledorne Way, Nottingham, NG5 8JP

Offers In Excess Of £250,000

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NO UPWARD CHAIN...

This two-bedroom detached bungalow offers an ideal opportunity for anyone seeking comfortable single-storey living. Offered with no upward chain, the property is set in a highly desirable location within the catchment of Ofsted-rated schools, close to a range of local amenities, and surrounded by picturesque countryside walks. Regular transport links further enhance the convenience of this home. Inside, the entrance hall leads into a spacious living room, featuring French doors that open seamlessly onto the rear garden, creating a bright and welcoming space. The property also boasts a fitted kitchen, two generous bedrooms, and a modern three-piece bathroom suite. Externally, the front of the property benefits from a gravelled area, a block-paved driveway, and access to the garage. To the rear, there is a low-maintenance garden enclosed by fence panels, complete with gated access to the driveway, offering both privacy and practicality.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

7'2" x 8'5" (2.20m x 2.59m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, recessed spotlights, access into the loft, a radiator, and a UPVC door providing access into the accommodation.

Living Room

10'11" x 17'3" (3.35m x 5.27m)

The living room has UPVC double glazed windows to the rear elevation, carpeted flooring, a TV point, a feature fireplace, a radiator, recessed spotlights, coving to the ceiling, and French doors opening to the rear garden.

Kitchen

8'10" x 7'10" (2.71m x 2.39m)

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

Bedroom One

10'11" x 13'5" (3.33m x 4.09m)

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

Bedroom Two

9'0" x 7'11" (2.75m x 2.42m)

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

Bathroom

4'3" x 7'10" (1.31m x 2.40m)

The bathroom has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a block paved driveway, and access into the garage.

Garage

8'3" x 18'9" (2.54m x 5.73m)

The garage has a lighting, electrics, ample storage, and double doors opening out to the driveway.

Rear

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

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 G

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.

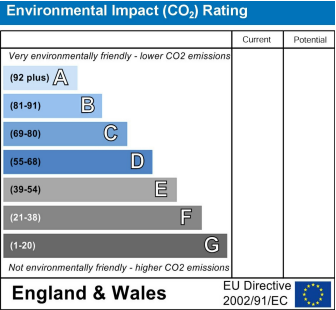
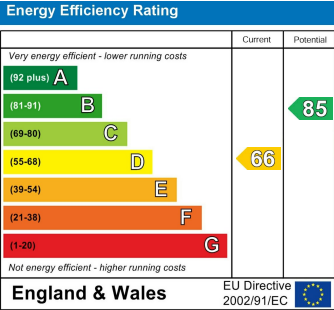
The vendor has advised the following:

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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