

HoldenCopley

PREPARE TO BE MOVED

Orston Avenue, Nottingham, NG5 7LH

£250,000

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WELL-CONNECTED LOCATION...

This semi-detached bungalow is situated in a popular and well-connected area, offering easy access to a wide range of local amenities, including shops, excellent transport links, and highly regarded schools, making it an ideal choice for families, retirees, or anyone seeking practical single-storey living. The property welcomes you with a porch leading into a bright and inviting entrance hall. The living room is spacious and comfortable, featuring recessed alcoves that provide both character and practical storage or display space, and it flows naturally into the dining room. The dining room enjoys a view of, and direct access to, the rear garden, creating an ideal space for relaxed dining or entertaining. The fitted kitchen is thoughtfully designed with modern units and a convenient breakfast bar, as well as access to the rear garden, making outdoor dining and entertaining effortless. The bungalow offers three well-proportioned bedrooms, each benefiting from natural light, and a three-piece bathroom suite, designed for both functionality and comfort. Externally, the property features a planted front garden, a driveway providing off-street parking, and secure gated access to the rear garden. The rear garden is tiered and thoughtfully landscaped, offering a patio area perfect for outdoor seating, a lawn, gravelled sections, and a variety of mature plants, shrubs, and bushes, all enclosed by panelled fencing, providing both privacy and an attractive, low-maintenance outdoor space. A garden shed offers additional storage, completing the practical and versatile outdoor area.

MUST BE VIEWED





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





ACCOMMODATION

Entrance Porch

2*2" x 2*1" (0.67m x 0.90m)

The porch has tiled flooring, and a UPVC door opening to the front garden.

Entrance Hall

3*9" x 13*3" (1.15m x 4.06m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, a dado rail, coving to the ceiling, access into the loft, and a door providing access into the accommodation.

Living Room

11*0" x 12*9" (max) (3.36m x 3.90m (max))

The living room has UPVC double glazed windows to the rear elevation, a radiator, a recess alcove, a TV point, a further recessed alcove, a dado rail, carpeted flooring, and open access into the dining room.

Dining Room

9*10" x 9*3" (3.02m x 2.82m)

The dining room has UPVC double glazed windows to the rear and side elevation, a radiator, carpeted flooring, and a UPVC door opening to the rear garden.

Kitchen

12*3" x 8*4" (3.75m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, an integrated oven, gas ring hob and extractor hood, space for an under counter fridge/ freezer, recessed spotlights, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Master Bedroom

9*9" x 10*1" (2.99m x 3.34m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring.

Bedroom Two

9*10" x 8*1" (3.01m x 2.73m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted with sliding doors, and carpeted flooring.

Bedroom Three

9*4" x 7*10" (2.85m x 2.40m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Shower Room

8*0" x 4*1" (2.44m x 1.52m)

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a radiator, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a planted area, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a tiered garden with a patio area, a shed, a lawn, gravelled areas, various planted areas with various established plants, shrubs and bushes, and a fence panelled 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 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 - 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

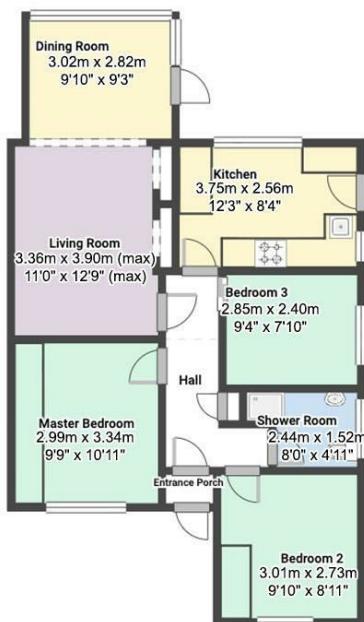
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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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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