

HoldenCopley

PREPARE TO BE MOVED

Welstead Avenue, Aspley, Nottinghamshire NG8 5NW

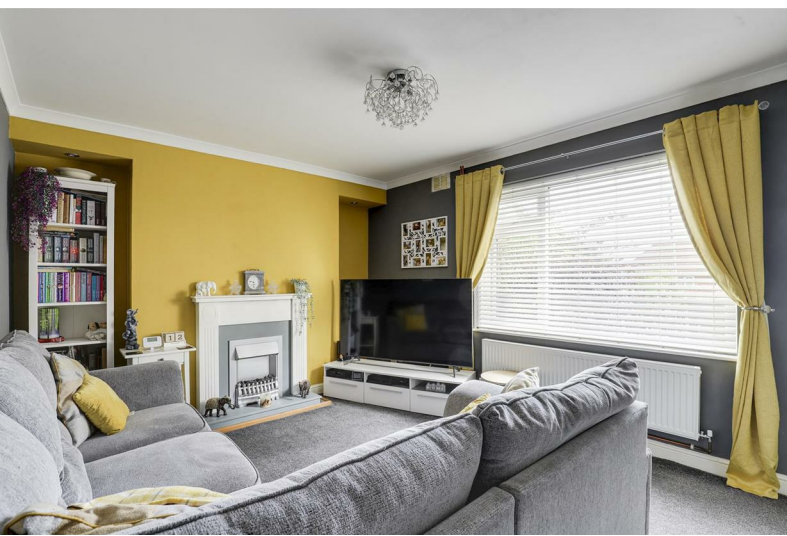
Guide Price £175,000 - £185,000

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LOCATION, LOCATION, LOCATION...

This three bedroom semi-detached house is situated on an envious sized plot offering spacious accommodation both inside and out whilst benefiting from being well-presented and ready to move straight into. This property is located within close proximity to various local conveniences including shops, a doctor surgery, excellent schools and easy commuting links. To the ground floor is an entrance hall, a living room and a modern fitted kitchen diner. The first floor offers two double bedrooms and a single bedroom serviced by a bathroom suite. Outside there is a fantastic sized garden with ample off-road parking and plenty of potential for further development, subject to planning.

MUST BE VIEWED



- Corner Plot Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Well-Presented
- Fantastic Sized Garden
- Security Alarm Fitted & CCTV Cameras
- Off-Road Parking
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a fitted base unit and a composite door providing access into the accommodation

Living Room

14'1" x 11'0" (4.31m x 3.37m)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a feature fireplace with a decorative surround, recessed spotlights in the alcove and coving to the ceiling

Kitchen

17'4" x 8'5" (5.29m x 2.59m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an under counter fridge and freezer, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, tiled splashback, an in-built cupboard, a radiator, coving to the ceiling, recessed spotlights, a wall-mounted boiler, UPVC double glazed windows to the rear elevation and a single UPVC door providing access to the rear garden

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a radiator, access to the loft and provides access to the first floor accommodation

Bedroom One

10'8" x 9'8" (3.27m x 2.95m)

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

Bedroom Two

10'0" x 9'1" (3.07m x 2.79m)

The second bedroom has a UPVC double glazed window to the rear elevation, a freestanding wardrobe, wood-effect flooring, an in-built cupboard and a radiator

Bedroom Three

7'11" x 6'9" (2.43m x 2.08m)

The third bedroom has a UPVC double glazed window to the rear elevation, a TV which is linked to all three security cameras, carpeted flooring and a radiator

Bathroom

6'10" x 6'3" (2.09m x 1.92m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin with a fitted storage cupboard, a panelled bath with a mains-fed shower, a chrome heated towel rail, wood-effect flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Outside of the property is a wrap-around enclosed garden with a large lawn, an outdoor tap, courtesy lighting, a range of plants and shrubs, a shed, a brick-built outhouse, a block-paved driveway with gated access and fence panelling

DISCLAIMER

Council Tax Band Rating - Nottingham City 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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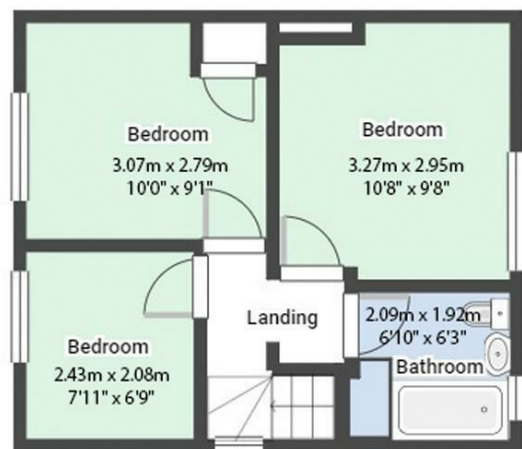
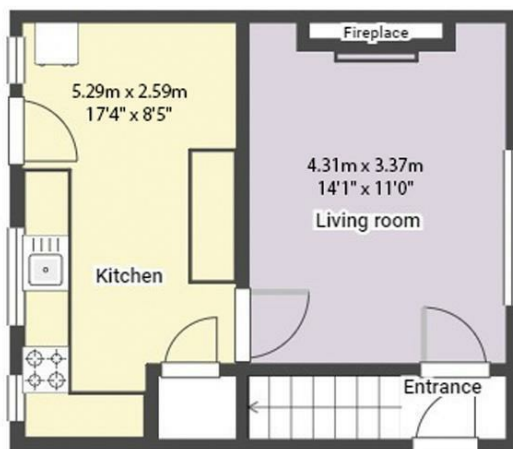
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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