

# HoldenCopley

PREPARE TO BE MOVED

Cropton Crescent, Beechdale, Nottinghamshire NG8 3FG

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Offers In Excess Of £180,000



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GUIDE PRICE £180,000 - £190,000

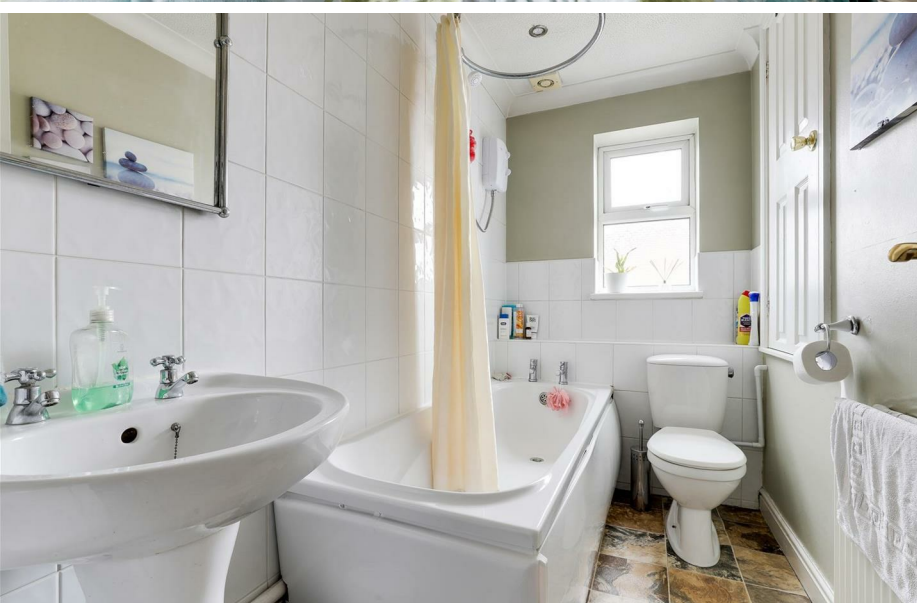
SEMI-DETACHED HOUSE...

Nestled in the popular location of Beechdale, this semi-detached house presents a captivating opportunity for prospective buyers. Conveniently situated just a stone's throw away from the picturesque expanse of Wollaton Hall Gardens and Deer Park, residents can relish in the tranquillity of nature while still enjoying seamless connectivity to urban amenities. Boasting excellent transport links to Nottingham City Centre, Queens Medical Centre, and Nottingham City Hospital, this abode offers both convenience and accessibility. Upon entering, one is greeted by a spacious living room, ideal for hosting gatherings or simply unwinding after a long day. The fitted kitchen provides ample space for culinary endeavours, while the adjacent conservatory bathes the space in natural light and offers access to the rear garden. Ascending to the first floor reveals two generously sized double bedrooms and a three-piece bathroom suite, ensuring comfort and functionality for all occupants. Outside, the property exudes kerb appeal with its lawn, small slated border, and driveway, while gated access leads to the rear enclosed garden featuring patio areas, a lawn, and slated borders, perfect for al fresco dining or enjoying the fresh air. Completing with a practical shed, fence panelled boundary, and gated access, ensuring privacy and security for residents.

MUST BE VIEWED







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











## GROUND FLOOR

### Living Room

15'9" x 11'11" (4.82 x 3.64)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace with a decorative surround, wood-effect flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

### Kitchen

11'11" x 8'11" (3.64 x 2.73)

The kitchen has a range for fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, vinyl flooring, and French doors opening out to the conservatory.

### Conservatory

9'10" x 9'1" (3.00 x 2.79)

The conservatory has tiled floor, underfloor heating, a radiator, UPVC double glazed window surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

6'10" x 3'1" (2.10 x 0.95)

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

### Master Bedroom

11'11" x 8'11" (3.64 x 2.73)

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

### Bedroom Two

11'11" x 7'6" (3.64 x 2.29)

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

### Bathroom

8'11" x 4'6" (2.73 x 1.39)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, an in-built cupboard, coving to the ceiling, recessed spotlights, and extractor fan, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a small slated border, a driveway, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with patio areas, a lawn, slated borders, a shed, fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download speed 1000Mbps and Upload speed 1000Mbps

Phone Signal – Good coverage of Voice, 3G, 4G and 5G

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 B

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.

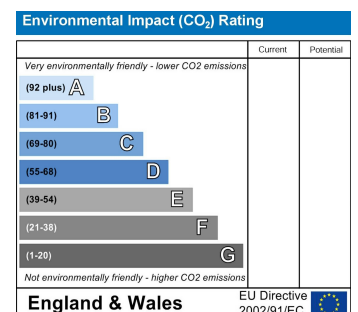
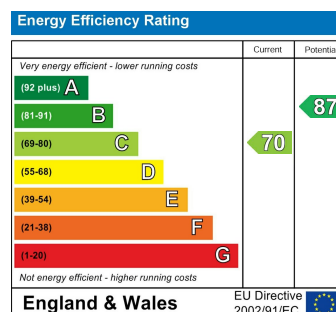
The vendor has advised the following:

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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