

# HoldenCopley

PREPARE TO BE MOVED

Greenwich Avenue, Basford, Nottinghamshire NG6 0LE

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**Guide Price £240,000**

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NO UPWARD CHAIN...

Welcome to this three-bedroom semi-detached house, perfectly poised in a sought-after neighbourhood and available with no upward chain, ensuring a seamless transition for its new owners. The ground floor comprises of an entrance hall, leading to the dining room, living room and the fitted kitchen. The first floor carries three bedrooms which are serviced by a three-piece bathroom suite. Externally, the property boasts a driveway, carport and garage, ensuring ample off-road parking for vehicles. The private enclosed garden offers an ideal space for al fresco dining, entertaining and much more. Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being just a stones throw away from green spaces such as Mill Street Recreation Ground and Stockhill Park.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway, Car Port & Garage
- Private Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

13'5" x 6'11" (4.10m x 2.13m)

The entrance hall has carpeted flooring, an integrated doormat, two radiators, a window to the side elevation and a single UPVC door providing access into the accommodation

### Dining Room

11'5" x 12'2" (3.48m x 3.73m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and a window to the front elevation

### Living Room

11'4" x 11'5" (3.47m x 3.49m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, coving to the ceiling and a window to the rear elevation

### Kitchen

7'6" x 7'0" (2.30m x 2.14m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, an integrated hob, a integrated microwave, a pantry, tiled splashback, tiled flooring, a radiator, a window to the rear elevation and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

3'8" x 6'9" (1.13m x 2.06m)

The landing has carpeted flooring, an in-built storage cupboard, a window to the side elevation and provides access to the first floor accommodation

### Master Bedroom

11'5" x 11'6" (3.48m x 3.51m)

The master bedroom has carpeted flooring, fitted wardrobes, fitted storage cupboards, a fitted desk unit, a radiator and a window to the rear elevation

### Bedroom Two

10'3" x 12'2" (3.13m x 3.73m)

The second bedroom has carpeted flooring, a range of fitted wardrobes and storage cupboards, a fitted desk unit, a radiator, coving to the ceiling and a window to the front elevation

### Bedroom Three

6'11" x 6'5" (2.11m x 1.96m)

The third bedroom has wood-effect flooring, a range of fitted wardrobes and storage cupboards, a radiator, a loft hatch and a window to the front elevation

### Bathroom

7'8" x 6'11" (2.34m x 2.13m)

The bathroom has a low-level flush W/C, a vanity-style wash basin, a walk-in shower enclosure with an electric shower fixture, two in-built storage cupboards, a radiator, tiled walls and an obscure window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway with access to the car port and the garage providing ample off-road parking, a lawn and a range of plants and shrubs

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area and pathway, a lawn, a range of plants and shrubs, an outdoor tap and panelled fencing

## ADDITIONAL INFORMATION

Council Tax: £187.53.

The property is connected to the mains water supply. Water Rates: £17.

The property is connected to the mains gas supply. Gas £62.43.

The property is connected to the mains electricity supply. £47.57.

The property does not have a septic tank.

The property is not in a high-risk flood area.

The property has not flooded in the past 5 years.

## 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.

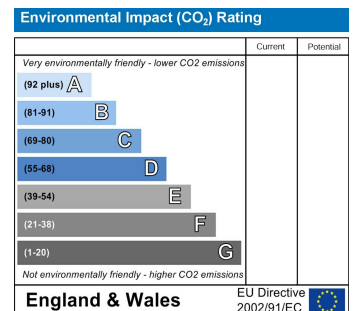
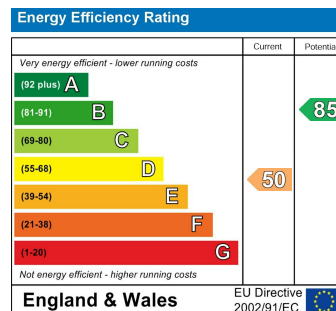
The vendor has advised the following:

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.

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.





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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