

# HoldenCopley

PREPARE TO BE MOVED

Lindfield Road, Broxtowe, Nottinghamshire NG8 6HH

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Offers Over £140,000

## NO UPWARD CHAIN...

This three bedroom end-terraced house would be the perfect purchase for an investor or anyone looking to turn a house into a home, as it offers plenty of space and potential throughout whilst being sold to the market with no upward chain. This property is situated in a quiet residential location within close proximity to various schools, local amenities and excellent commuting links. Internally, the accommodation comprises an entrance hall, a living room, a kitchen diner, and a W/C. The first floor offers three bedrooms serviced by a wet-room style shower. Outside to the front is a gated driveway providing ample off-road parking, along with a garage and access to the private garden to the rear.

MUST BE VIEWED



- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C
- Wet-Room Style Shower
- Private Garden
- Gated Driveway
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a fitted base cupboard, and a single wooden door providing access into the accommodation.

### Living Room

14'7" x 11'0" (4.47m x 3.36m)

The living room has a UPVC double-glazed window, carpeted flooring, a radiator, and a fireplace with a tiled surround.

### Kitchen

9'1" x 14'11" (2.77m x 4.56m)

The kitchen has a range of fitted base and wall units, a stainless steel sink with taps and drainer, space for a cooker, space for a fridge freezer, vinyl flooring, tiled splashback, a radiator, two UPVC double-glazed windows, and a single door providing access to the garden.

### W/C

3'0" x 7'2" (0.92m x 2.19m)

This space has a low level dual flush W/C, and tiled flooring.

## FIRST FLOOR

### Landing

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

### Bedroom One

11'1" x 9'9" (3.38m x 2.99m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

### Bedroom Two

10'0" x 9'9" (3.05m x 2.98m)

The second bedroom has a UPVC double-glazed window, an in-built cupboard, carpeted flooring, and a radiator.

### Bedroom Three

7'11" x 6'11" (2.42m x 2.12m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, and a radiator.

### Bathroom

6'4" x 6'7" (1.95m x 2.02m)

The bathroom has a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window.

## OUTSIDE

### Front

To the front of the property is a gated driveway with access into the garage, a lawned area, various plants and shrubs, and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a concrete area, a lawn, access into the outhouse store room, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Asbestos garage

## 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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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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