

# HoldenCopley

PREPARE TO BE MOVED

Dunster Road, Newthorpe, Nottinghamshire NG16 2DW

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£250,000

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## NO UPWARD CHAIN...

Nestled within a welcoming neighbourhood, this detached bungalow offers an enticing opportunity for a diverse range of potential buyers, particularly those in search of a single-level dwelling ripe for personalization. Boasting convenient proximity to local amenities and excellent transport connections to surrounding areas, this residence promises both comfort and convenience. Stepping through the entrance hall, you're greeted by a fitted kitchen. The spacious living room beckons relaxation and social gatherings, while two bedrooms provide ample accommodation, one thoughtfully adorned with double French doors that open onto the rear garden. Completing the interior is a three-piece bathroom suite, enhancing both functionality and comfort. Outside, the property's kerb appeal is immediately apparent with a lawn and a block paved driveway leading to a detached garage, offering ample parking and storage space. The rear garden boasts a low-maintenance garden including a patio area and a gravelled section. Bound by a combination of fencing and hedging, the rear garden ensures privacy and security, providing the perfect backdrop for outdoor relaxation and entertainment. This detached bungalow presents an irresistible opportunity to create a personalized haven in a sought-after location, blending comfort, convenience, and potential in equal measure.

## MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Driveway & Garage
- Low-Maintained Rear Garden
- Plenty Of Potential
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





## ACCOMMODATION

### Entrance Hall

The entrance hall has vinyl flooring, a radiator, access into the loft, and a UPVC door providing access into the accommodation.

### Kitchen

10'5" x 8'8" (3.18m x 2.65m)

The kitchen has a range of 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 fan, space and plumbing for a washing machine, space for an under-counter fridge, a radiator, tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

### Living Room

15'7" x 11'5" (4.75m x 3.49m)

The living room has a UPVC double glazed window to the front elevation, a wall-mounted fire, a radiator, and coving to the ceiling.

### Bedroom One

12'6" x 11'5" (3.82m x 3.48m)

The first bedroom had a UPVC double glazed window to the rear elevation, and a radiator.

### Bedroom Two

9'0" x 8'10" (2.75m x 2.70m)

The second bedroom has a radiator, and double French doors opening out to the rear garden.

### Bathroom

6'6" x 5'1" (1.99m x 1.55m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a handheld shower fixture and a shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, and a block paved driveway leading to a detached garage.

### Rear

To the rear of the property is an enclosed low-maintained rear garden with a patio area, a gravelled area, and a fence and hedge boundary.

## 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 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 - Broxtowe Borough Council - Band C

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.

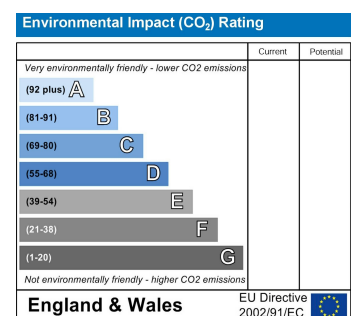
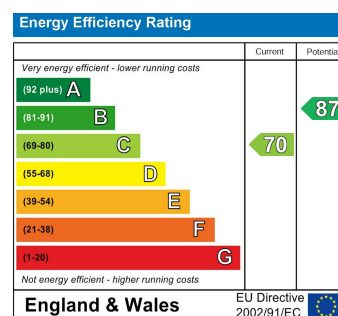
The vendor has advised the following:

Property Tenure is Freehold

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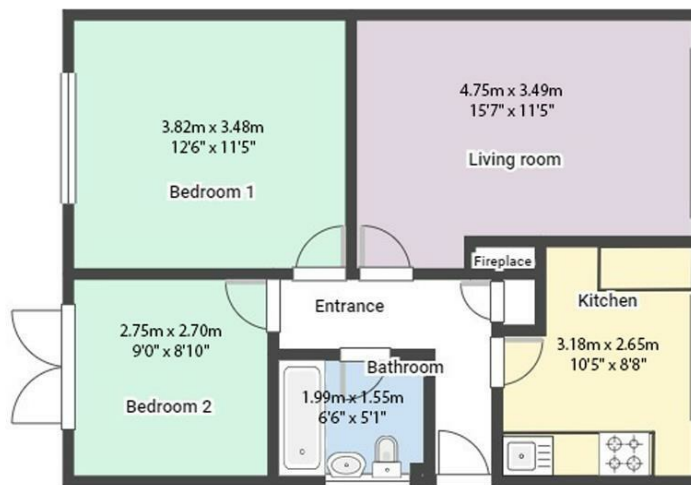
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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