

HoldenCopley

PREPARE TO BE MOVED

Albert Avenue, Bobbers Mill, Nottinghamshire NG8 5BE

Guide Price £190,000 - £200,000

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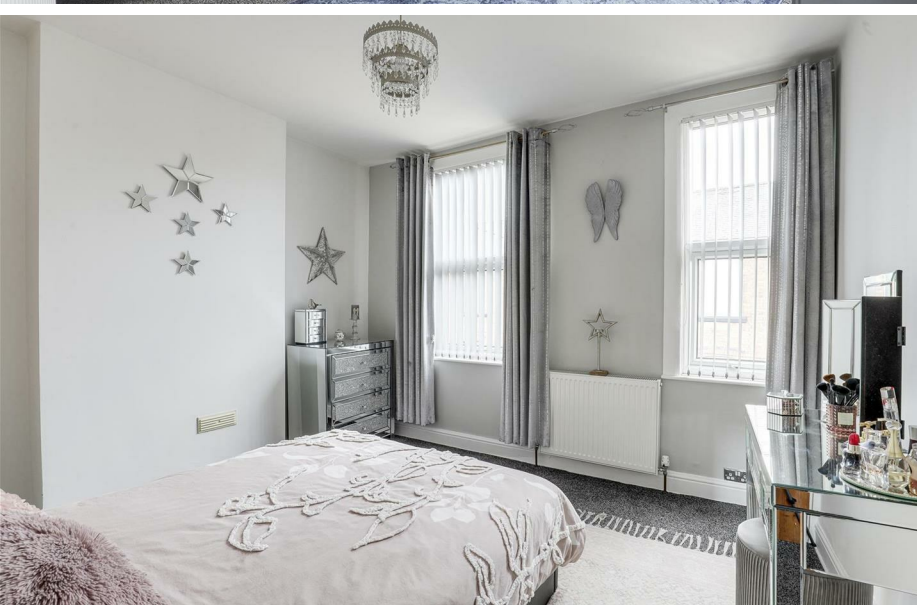
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WELL-PRESENTED THROUGHOUT...

This three-bedroom semi-detached house presents a surprisingly spacious and well-maintained interior that is perfect for first-time buyers or families eager to find a home ready to move straight in. The property is placed within easy reach of essential local amenities, including shops, transport links and schools. The ground floor features two reception rooms, a fitted kitchen and a three-piece bathroom suite. Upstairs, the home continues to impress with three bedrooms and handy loft access for additional storage. Externally, the house offers on-street parking at the front and a low-maintenance south-facing garden at the rear, complete with a sunlit patio area ideal for relaxation or entertaining.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Three Piece Bathroom Suite
- South Facing Low Maintenance Rear Garden
- New Roof
- Close To The City Centre
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

11'0" x 10'10" (3.36m x 3.31m)

The living room has a UPVC double-glazed bow window with fitted cupboards to the front elevation, carpeted flooring, a radiator, an electric feature fire with a decorative surround, a dado rail, coving to the ceiling and a UPVC single door providing access into the accommodation.

Family Room

11'0" x 10'6" (3.36m x 3.21m)

The family room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and an electric feature fire with a decorative surround.

Kitchen

11'1" x 6'3" (3.40m x 1.93m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, space for a freestanding cooker, a wall-mounted boiler, partially tiled walls, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring and a UPVC double-glazed window to the side elevation.

Hall

The hall has cushion vinyl flooring, a radiator, a built-in storage cupboard and a single UPVC door providing access into the garden.

Bathroom

6'11" x 5'11" (2.11m x 1.82m)

The bathroom has a low level flush W/C, a wall mounted wash basin, a fitted panelled bath with a mains-fed shower, a radiator, cushion vinyl flooring, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

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

Master Bedroom

11'1" x 10'7" (3.38m x 3.23m)

The master bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a built-in storage cupboard.

Bedroom Two

10'8" x 8'0" (3.26m x 2.44m)

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

Bedroom Three

6'5" x 8'7" (1.98m x 2.64m)

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

OUTSIDE

Front

To the front of the property is a small gravelled garden with a brick and fence panelled boundary along with the availability for on street parking.

Rear

To the rear of the property is a private enclosed south facing garden with a fence panelled boundary and patio area.

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 – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

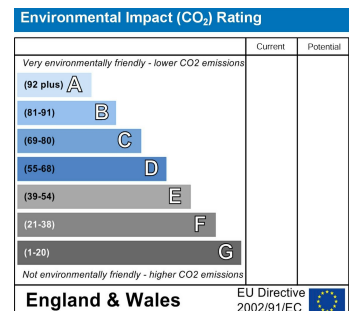
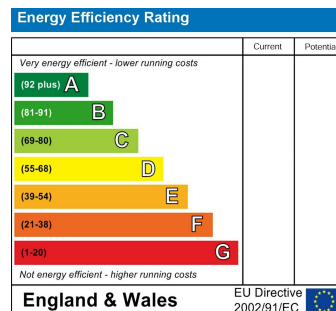
The vendor has advised the following:

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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