

HoldenCopley

PREPARE TO BE MOVED

Southwold Drive, Nottingham, Nottinghamshire NG8 IPB

Guide Price £200,000

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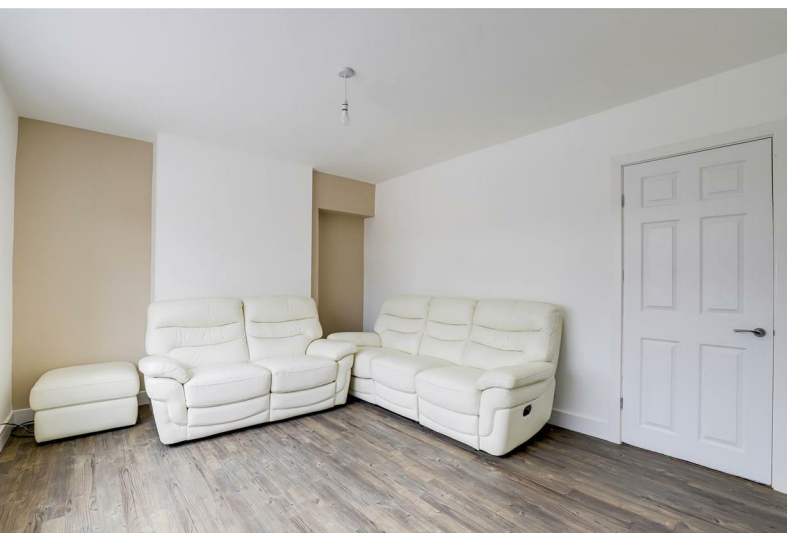


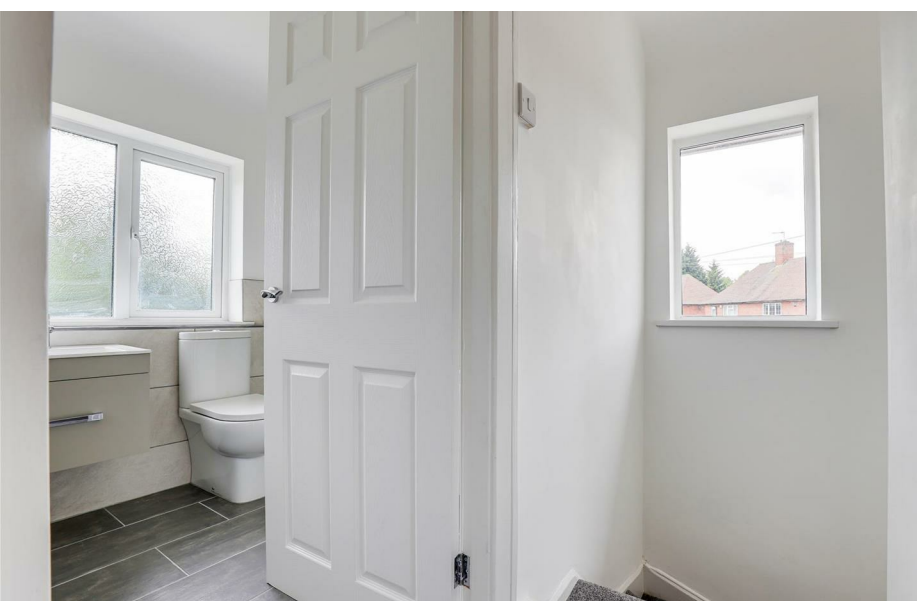
Guide Price £200,000 - £220,000

NO UPWARD CHAIN..

Welcome to this refurbished semi-detached house, ideally situated for a variety of buyers. Located close to local amenities and boasting excellent transport links to Nottingham City Centre, this home offers convenience and comfort in equal measure. Just a short drive away, you'll find the picturesque Wollaton Hall Gardens and Deer Park, perfect for leisurely weekends. The ground floor features an entrance hall, a spacious living room, and a modern fitted kitchen, providing an ideal space for both relaxation and entertaining. On the first floor, there are two well-appointed bedrooms and a three-piece bathroom suite. Outside, the property offers a gravelled driveway at the front and gated access leading to a rear garden. The enclosed rear garden features a patio area, gravelled section, lawn, and well-maintained hedge and fence panelled boundary, ideal for outdoor activities and gatherings. Additionally, the side of the property has a large space for an extension to be built, subject to planning permission. This move-in ready home combines modern living with a prime location.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'5" x 2'9" (1.35m x 0.84m)

The entrance hall has Amtico flooring, carpeted stairs, a fitted base cupboard, and a UPVC door providing access into the accommodation.

Living Room

14'6" x 11'0" (4.42m x 3.37m)

The living room has a UPVC double glazed window to the front elevation, a radiator, and Amtico flooring.

Kitchen

17'6" x 8'3" (5.35m x 2.52m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap, an integrated oven, hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, recessed spotlights, an in-built cupboard, three UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

5'1" x 2'8" (1.55m x 0.82m)

The landing has a UPVC double glazed window to the side elevation, carpeted floor, access into the loft, and access to the first floor accommodation.

Master Bedroom

9'8" x 14'3" (2.95m x 4.35m)

The main bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bedroom Two

9'3" x 9'10" (2.83m x 3.01m)

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

Bathroom

7'10" x 6'10" (2.39m x 2.10m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture with a rainfall and handheld shower head and shower screen, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden, with a patio area, gravelled area, a lawn, hedge and fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – 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 & 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 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.

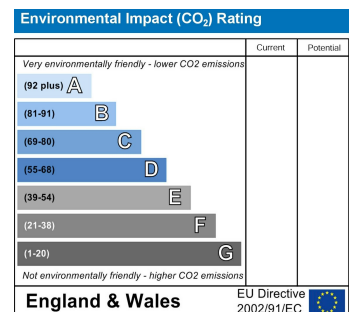
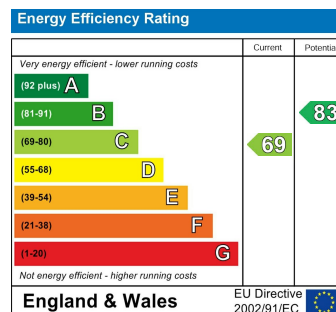
The vendor has advised the following:

Property Tenure is Freehold

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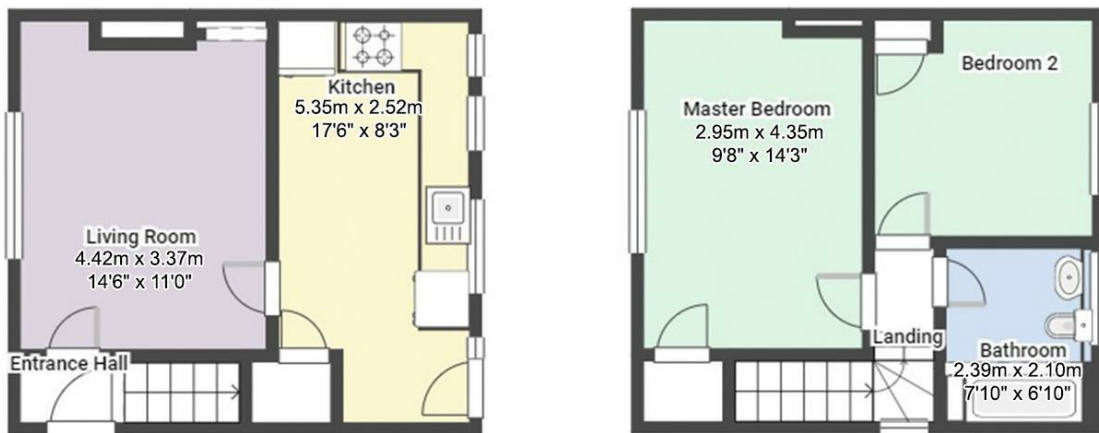
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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