

HoldenCopley

PREPARE TO BE MOVED

Sandhill Road, Underwood, Nottinghamshire NG16 5FX

Guide Price £250,000

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GUIDE PRICE £250,000 - £275,000!!

DETACHED BUNGALOW...

This two-bedroom detached bungalow offers deceptively spacious accommodation, making it an ideal choice for a variety of buyers looking for a ready-to-move-in home. Located within close proximity to the M1 and excellent school catchments, this property provides both convenience and quality living. Inside, the bungalow features a lounge-diner, a fitted kitchen, a versatile family room, two generous double bedrooms, a three-piece bathroom suite and access to the loft. Additionally, there is access to a tandem garage, providing ample storage or additional parking space. The front of the property boasts a large driveway with space for up to four vehicles, while the rear showcases a private garden complete with a patio area and a well-maintained lawn, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Lounge-Diner
- Fitted Kitchen
- Family Room
- Three Piece Bathroom Suite
- Tandem Garage
- Large Driveway
- Private Enclosed Rear Garden
- Must Be Viewed





ACCOMMODATION

Hallway

16'7" x 3'1" (5.06 x 0.96)

The hallway has tile-effect flooring, three windows to the side elevation, a polycarbonate roof and a single UPVC door providing access into the accommodation.

Hallway

18'11" x 3'1" (5.78 x 0.96)

The hallway has tile-effect flooring, a window to the side elevation and a radiator.

Lounge-Diner

23'4" x 14'4" (7.12 x 4.38)

The lounge-diner has two UPVC double-glazed windows to the front and side elevation, two radiators, carpeted flooring, a feature fireplace with a decorative surround, four wall-mounted light fixtures, two ceiling roses and coving.

Family room

20'2" x 10'10" (6.15 x 3.31)

The family room has a UPVC double-glazed window to the side elevation, wood-effect flooring, two radiators and a single UPVC door providing access out to the garden.

Kitchen

14'10" x 12'10" (4.54 x 3.93)

The kitchen has a rang of fitted base and wall units with worktops, a freestanding cooker, an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a stainless steel sink and a half with a drainer, tile-effect flooring, partially tiled walls, coving and a UPVC double-glazed window to the rear elevation.

Hallway

6'5" x 3'11" (1.96 x 1.20)

The hallway has wood-effect flooring, coving and a UPVC single door.

Hallway

9'10" x 5'10" (3.00 x 1.80)

The hallway has wood-effect flooring, coving and a radiator.

Master Bedroom

18'0" x 10'5" (5.50 x 3.18)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Two

11'10" x 10'10" (3.62 x 3.31)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, coving and access to the partially boarded loft.

Bathroom

7'11" x 5'9" (2.42 x 1.77)

The bathroom has a low level flush W/C, a pedestal wash basin with a swan neck mixer tap, a fitted panelled bath with an electric shower, wood-effect flooring, tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Garage

32'2" x 8'3" (9.82 x 2.54)

The garage has six windows to the side elevation, power points, lighting and an up and over door.

Front

To the front of the property is a driveway with the availability to park up to four vehicles.

Rear

To the rear of the property is a private enclosed garden with a brick wall boundary, an awning, a lawn, a decorative stone area and a 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

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

100 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

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District 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.

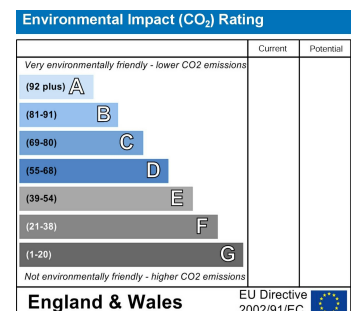
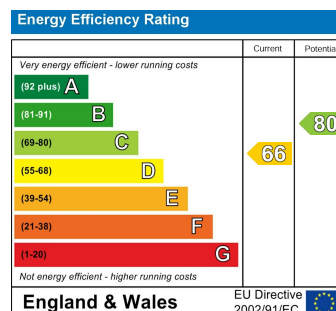
The vendor has advised the following:

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.

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.



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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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