

HoldenCopley

PREPARE TO BE MOVED

Lewis Crescent, Annesley, Nottinghamshire NG15 0EJ

Guide Price £220,000 - £245,000

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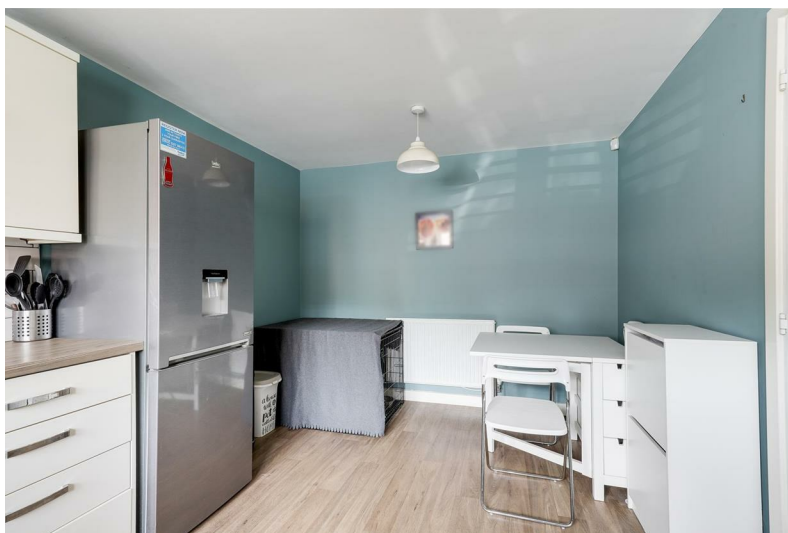


GUIDE PRICE £220,000 - £230,000

IDEAL FOR FIRST-TIME BUYERS...

Welcome to this four-bedroom mid-terraced house, perfect for first-time buyers. This contemporary home is nestled in a prime location, offering easy access to an array of amenities, including shops, eateries, schools, Newstead train station, and local country parks. As you step inside, you are greeted by a welcoming hallway leading to a modern kitchen diner, designed with style and functionality in mind. Next, you will find a spacious reception room. Completing the ground level is a convenient W/C. The upper level features two double bedrooms and a cosy single bedroom, all served by a sleek three-piece bathroom suite. The top floor boasts an additional double bedroom with its own ensuite. Outside, the front of the property offers a driveway with off-road parking for multiple cars. To the rear, you will find an enclosed garden that is perfect for outdoor living. It includes a patio seating area, a lush lawn, and a decked seating area, ideal for enjoying sunny days and entertaining guests.

MUST BE VIEWED





- Mid-Terraced House
- Four Bedrooms
- Reception Room
- Modern Kitchen
- Ground Floor W/C
- Family Bathroom & En-Suite
- Driveway
- New Build Guarantee
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

16'1" x 3'8" (4.91 x 1.14)

The hallway has tiled flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

Kitchen Diner

15'3" x 9'6" (4.65 x 2.91)

The kitchen diner, has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and mixer tap, an integrated gas hob & oven, an extractor fan, space and plumbing for a washing machine & dishwasher, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed window to the front elevation.

Living Room

16'7" x 10'2" (5.06 x 3.12)

The living room has laminate wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

W/C

5'6" x 2'11" (1.70 x 0.89)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, vinyl flooring and UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

9'5" x 3'5" (2.88 x 1.05)

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

Bedroom Two

13'5" x 9'6" (4.10 x 2.92)

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

Bedroom Three

12'2" x 9'6" (3.72 x 2.92)

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

Bedroom Four

10'3" x 6'8" (3.14 x 2.05)

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

Bathroom

6'8" x 5'7" (2.04 x 1.71)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, an extractor fan, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

3'3" x 3'0" (1.00 x 0.92)

The landing has carpeted flooring and access to the second floor accommodation.

Master Bedroom

19'9" x 13'2" (6.04 x 4.03)

The main bedroom has carpeted flooring, two radiators, access to the en-suite, access to the loft, a Velux window and a UPVC double-glazed window to the front elevation.

En-Suite

8'1" x 6'3" (2.47 x 1.91)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a radiator, partially tiled walls, an extractor fan, vinyl flooring and two Velux windows.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, courtesy lighting and shrubs.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a deck area and fence panelling boundary..

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – You may be able to obtain broadband service from these Fixed

Wireless Access providers covering your area.

Broadband Speed - NA

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 - Ashfield District Council - Band B

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.

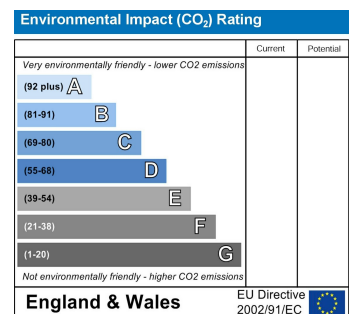
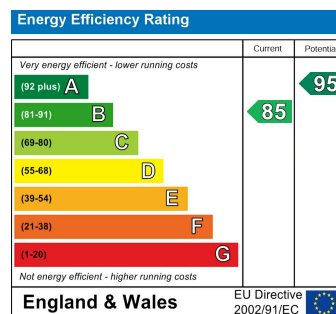
The vendor has advised the following:

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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