

# HoldenCopley

PREPARE TO BE MOVED

Bidford Road, Broxtowe, Nottinghamshire NG8 6FN

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**Guide Price £185,000 - £190,000**

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NO UPWARD CHAIN...

This well-presented three-bedroom end-terraced house is offered to the market with no upward chain, making it a prime opportunity for potential buyers. Situated in a convenient location, the property is within close proximity to various local amenities, excellent school catchments, and easy commuting links. The ground floor features an inviting entrance hall, a living room with a charming feature fireplace, and a fitted kitchen diner perfect for family meals and gatherings. On the first floor, you will find three well-sized bedrooms, all serviced by a modern bathroom suite. Externally, the property boasts a driveway at the front, along with shared access to a single garage. The rear of the house reveals a private enclosed garden with a spacious lawn, ideal for outdoor activities. This home combines comfort, practicality, and a great location, making it a perfect choice for families and investors alike.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Utility Outhouse
- Shower Suite
- Generous-Sized Garden
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'1" x 2'9" (1.57m x 0.84m )

The entrance hall has wood-effect flooring, carpeted stairs, a fitted base cupboard, and a composite door providing access into the accommodation.

### Living Room

14'8" x 11'0" (max) (4.48m x 3.37m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a radiator, a TV point, a feature fireplace with a decorative surround, and an open arch into the kitchen diner.

### Kitchen/Diner

14'10" x 8'5" (max) (4.54m x 2.58m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, space for a breakfast table, wood-effect flooring, tiled splashback, a radiator, UPVC double-glazed windows to the rear elevation, and a single composite door providing access to the rear garden.

### Utility Outhouse

This area has space and plumbing for a washing machine, a radiator, and a single UPVC door.

## FIRST FLOOR

### Landing

7'11" x 5'7" (max) (2.43m x 1.71m (max))

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

### Bedroom One

11'1" x 9'8" (max) (3.38m x 2.96m (max))

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

### Bedroom Two

10'0" x 9'8" (max) (3.06m x 2.95m (max))

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

### Bedroom Three

7'11" x 6'11" (2.42m x 2.12m )

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

### Shower Suite

6'6" x 6'7" (max) (2.00m x 2.01m (max))

This space has a low level flush W/C, a vanity unit wash basin with fitted storage underneath, a corner fitted shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, two chrome heated towel rails, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking, gated access to the garden, and access to the garage.

### Garage

16'1" x 8'0" (4.91m x 2.44m)

The garage has twin doors opening out onto the shared driveway.

### Rear

To the rear of the property is a private enclosed garden with a concrete seating area, a lawn, a range of plants, hedged borders, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – CityFibre, Virgin Media & Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download

speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / very low risk of flooding from rivers and the sea

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.

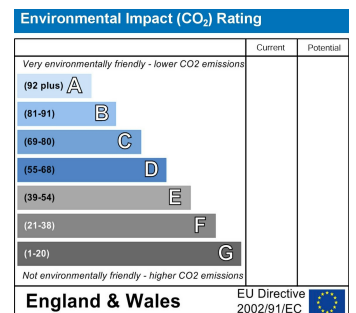
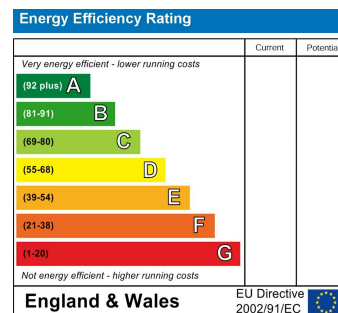
The vendor has advised the following:

Property Tenure is Freehold

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