

# HoldenCopley

PREPARE TO BE MOVED

Graylands Road, Bilborough, Nottinghamshire NG8 4FJ

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**Guide Price £170,000**

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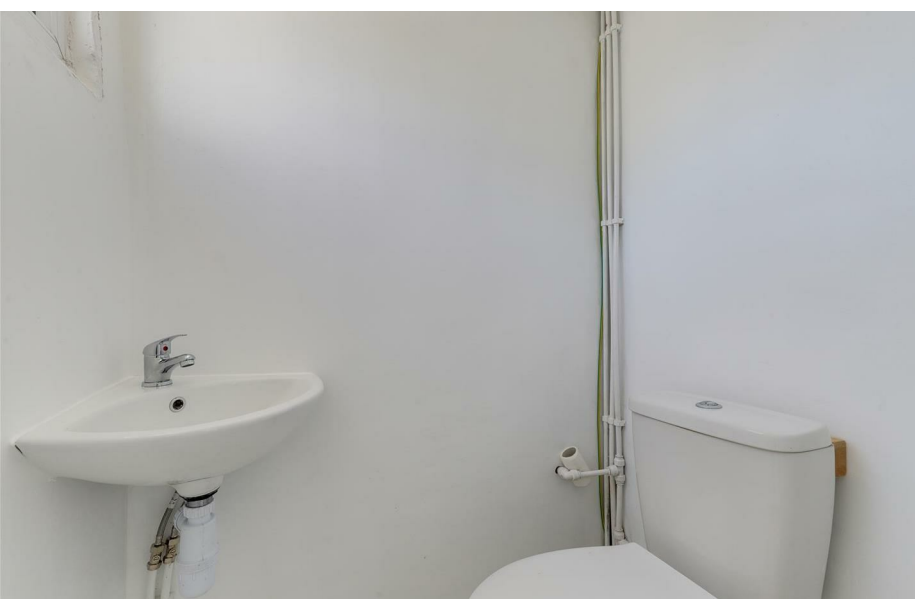


GUIDE PRICE £170,000 - £190,000

NO UPWARD CHAIN...This stunning three-bedroom semi-detached house has been meticulously renovated to a high standard, offering a fresh and modern living experience. Every detail has been carefully considered to ensure the highest quality finish, making it perfect for buyers looking to move straight in without the need for any additional work. Located within close proximity to various local amenities, including the scenic Wollaton Hall and Deer Park, shops, excellent transport links and great school catchments. The ground floor features a porch, a spacious living room, a newly fitted kitchen diner with modern appliances, a utility room and a convenient W/C. On the first floor, there are three well-appointed bedrooms, a stylish new three-piece bathroom suite, and access to the loft for additional storage. The front of the property offers on-street parking, while the large rear garden boasts a lawn and a patio area, perfect for outdoor dining and relaxation.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Newly Fitted Kitchen Diner
- Utility Room
- New Ground Floor W/C
- New Three Piece Bathroom Suite
- Large Rear Garden
- Renovated Throughout
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has UPVC double-glazed windows to the front and side elevations, tiled flooring and a single UPVC door.

### Living Room

20'10" x 12'1" (6.37 x 3.70)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a vertical radiator, recessed spotlights and an open staircase with carpeted stairs.

### Kitchen-Diner

20'11" x 8'7" (6.39 x 2.63)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven and dishwasher, a gas hob with an extractor fan, a stainless steel sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

### W/C

4'1" x 2'11" (1.27 x 0.90)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring and a UPVC double-glazed window to the side elevation.

### Utility Room

17'7" x 4'2" (5.36 x 1.28)

The utility room has a UPVC double-glazed window to the side elevation, tiled flooring, a radiator, a wall-mounted boiler and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

7'1" x 5'8" (2.17 x 1.73)

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

### Master Bedroom

13'5" x 12'1" (4.11 x 3.70)

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

### Bedroom Two

13'5" x 8'5" (4.10 x 2.59)

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

### bedroom Three

9'1" x 8'7" (2.77 x 2.62)

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

### Bathroom

7'1" x 5'6" (2.17 x 1.68)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with an electric shower, a glass shower screen, tile-effect flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is the availability for on street parking.

### Rear

To the rear of the property is a large garden with a fence panelled boundary, a lawn, a concrete patio area and trees.

## 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 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes, steel

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.

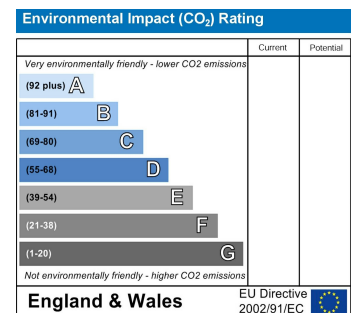
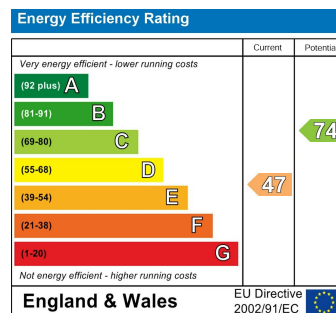
The vendor has advised the following:

Property Tenure is Freehold

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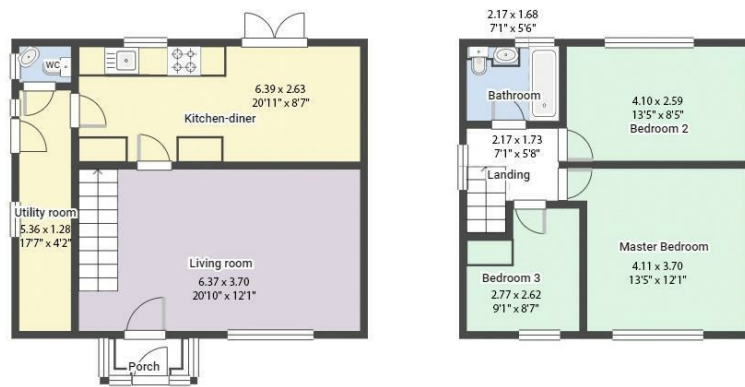
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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