

# HoldenCopley

PREPARE TO BE MOVED

Amesbury Circus, Cinderhill, Nottinghamshire NG8 6DA

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**Guide Price £180,000 - £190,000**

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IDEAL FOR FIRST TIME BUYERS...

This three-bedroom semi-detached house presents an exceptional opportunity for first-time buyers eager to renovate and create their dream home. Located within close proximity to various local amenities, including shops, excellent transport links and great school catchments, this property is perfectly situated for convenience. Upon entering, the ground floor offers an entrance hall leading to a spacious living room. The fitted kitchen diner provides a versatile space for cooking and family meals, which features a pantry for your storage needs. While a convenient W/C adds to the functionality. Additionally, the integral garage offers secure storage or potential for conversion, adding further flexibility to the property. The first floor comprises three well-proportioned bedrooms, each offering ample potential for personalization. A three-piece bathroom suite serves the household and access to the loft provides extra storage space or the possibility of future expansion. Externally, the property features a driveway at the front, ensuring off-road parking. The rear of the property boasts a private garden, complete with a patio area for outdoor dining and relaxation, as well as a workshop for hobbies or additional storage. This promising home is a canvas awaiting your vision, set in a location that supports both lifestyle and convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Ground Floor W/C
- Integral Garage
- Three Piece Bathroom Suite
- Workshop
- Private Rear Garden
- Driveway





## GROUND FLOOR

### Entrance Hall

5'4" x 2'9" (1.63m x 0.86m )

The entrance hall has wood-effect flooring, carpeted stairs and a single UPVC door providing access into the accommodation.

### Living Room

14'7" x 12'10" (max) (4.46m x 3.93m (max))

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

### Kitchen/Diner

17'11" x 8'5" (max) (5.47m x 2.58m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, space for a freestanding cooker, an extractor fan, space for a fridge-freezer, space and plumbing for a washing machine, a stainless steel sink with a drainer, tiled flooring, partially tiled walls, a wall-mounted boiler, a radiator, access to the pantry, coving, a UPVC double-glazed window to the rear elevation and a single door providing access to the W/C and back door.

### Pantry

6'10" x 2'10" (2.10m x 0.88m )

The pantry has lighting and shelving.

### W/C

5'5" x 2'4" (1.67m x 0.72m )

This space has a low level flush W/C, coving and a UPVC double-glazed obscure window to the rear elevation.

### Back Door

4'9" x 3'2" (1.47m x 0.98m )

This space has tiled flooring, a wall-mounted wash basin, a built-in cupboard, coving, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access out to the garden.

### Garage

17'7" x 7'1" (5.36m x 2.16m )

The garage has a roller door, lighting and a single wooden door.

## FIRST FLOOR

### Landing

7'10" x 5'4" (max) (2.41m x 1.65m (max))

The landing has carpeted flooring, access to the boarded loft and provides access to the first floor accommodation.

### Master Bedroom

14'7" x 9'7" (4.46m x 2.94m )

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

### Bedroom Two

17'7" x 8'5" (max) (5.38m x 2.59m (max))

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

### Bedroom Three

10'0" x 9'8" (max) (3.05m x 2.95m (max))

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

### Bathroom

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

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Workshop

15'7" x 7'6" (4.77m x 2.30m )

The workshop has lighting, a window to the side elevation, a built-in cupboard and a single wooden door.

## Front

To the front of the property is a driveway, various plants and a double iron gates.

## Rear

To the rear of the property is a private garden with a fence panelled boundary, various plants, a patio, an outdoor tap and a workshop.

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

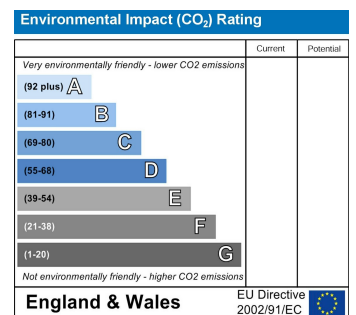
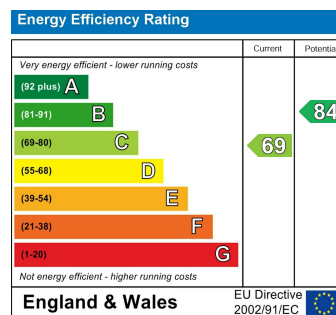
The vendor has advised the following:

Property Tenure is Freehold

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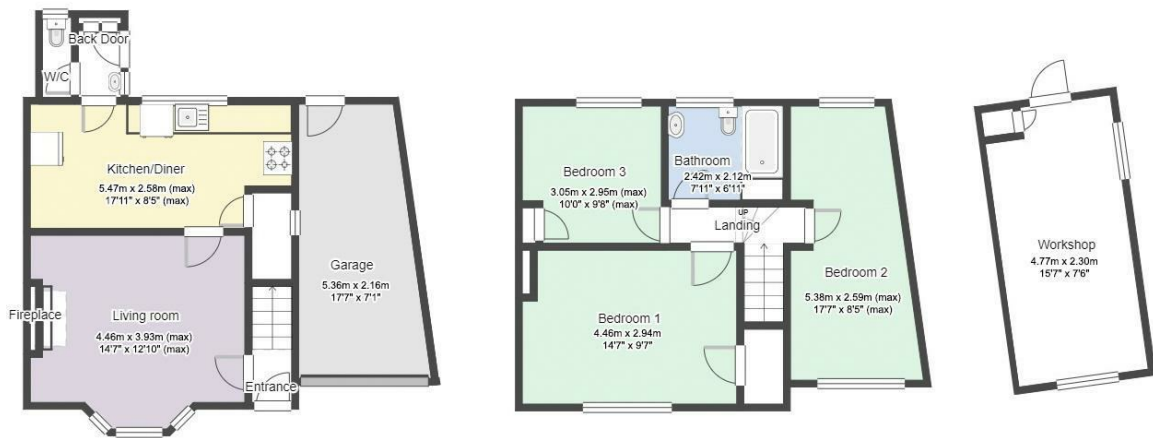
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# Amesbury Circus, Cinderhill, Nottinghamshire NG8 6DA

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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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