

HoldenCopley

PREPARE TO BE MOVED

Dairy Square, Aspley, Nottinghamshire NG8 3DX

Guide Price £150,000

PERFECT FIRST TIME BUY...
GUIDE PRICE £150,000 - £160,000

This spacious coach house offers an ideal opportunity for first-time buyers, combining comfort and practicality in a well-presented package. The property features a generously sized double bedroom, complemented by distinct living and dining areas that create a versatile and welcoming atmosphere. Ample storage options are available throughout the home, ensuring a clutter-free environment. Located in a sought-after area, the property benefits from easy access to local amenities and excellent transport links. The ground floor comprises an inviting entrance hall, a convenient store room, and an integral garage. Moving upstairs, the first floor reveals two bright reception rooms, a contemporary fitted kitchen, and a large double bedroom, all serviced by a modern three-piece bathroom suite. Outside, the front of the house offers a driveway for off-road parking, while the rear provides additional parking space, making this coach house a perfect blend of style and functionality.

MUST BE VIEWED



- Coach House
- Large Double Bedroom
- Open Plan Living & Dining Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Integral Garage & Store Room
- Driveway
- Close To Local Amenities
- Well-Presented
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and a single composite door providing access into the accommodation.

Garage

17'11" x 9'5" (5.47m x 2.89m)

The garage has a UPVC double-glazed window to the front elevation, access into the store room, and an electric up and over door.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window, carpeted flooring, a wall-mounted consumer unit, an in-built cupboard, and access to the first floor accommodation.

Living Room

13'5" x 10'7" (4.10m x 3.25m)

The living room has a UPVC double-glazed window, carpeted flooring, a TV point, a radiator, and an open arch into the dining room.

Dining Room

9'1" x 9'1" (2.79m x 2.79m)

The dining room has a UPVC double-glazed window, a radiator, carpeted flooring, and an open arch into the kitchen.

Kitchen

9'0" x 9'1" (2.75m x 2.79m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob, extractor fan and splashback, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tiled flooring, and a UPVC double-glazed window.

Bedroom

17'7" x 11'11" (5.38m x 3.65m)

The bedroom has two UPVC double-glazed windows, carpeted flooring, two radiators, and a TV point.

Bathroom

8'7" x 6'7" (2.64m x 2.01m)

The bathroom has a low level flush W/C, a vanity unit wash basin with fitted storage cupboard, a panelled bath with a mains-fed shower, a radiator, a chrome towel rail, vinyl flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window.

OUTSIDE

Outside, there is off-road parking with access to the garage.

ADDITIONAL INFORMATION

Broadband – CityFibre, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)

Phone Signal – Mostly 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for surface water / very low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – There is a lease for the garage of the adjoining property, used by the neighbor, 155 years from 2006. Shared access to car park/ garages under property.

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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