

HoldenCopley

PREPARE TO BE MOVED

Britannia Avenue, Basford, Nottinghamshire NG6 0EA

Guide Price £180,000 - £200,000

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NO UPWARD CHAIN...

This beautifully presented two-bedroom semi-detached house is an ideal choice for a first-time buyer looking to move straight in. Immaculately maintained throughout, this property is perfectly located within close proximity to a variety of local amenities, including shops, excellent transport links and great school catchments. On the ground floor, the home opens with a welcoming entrance hall leading to a modern fitted kitchen, complete with contemporary finishes and ample storage. The bright and spacious lounge-diner provides an inviting space for both relaxation and entertaining, with direct access to the rear garden. The first floor features two well-appointed bedrooms, both offering plenty of natural light and comfort. A stylish three-piece bathroom suite serves the bedrooms, while access to the loft provides additional storage space. Externally, the property offers convenience and curb appeal. The front of the house includes a driveway and a garage, ensuring ample off-road parking and storage. To the rear, a private garden awaits, featuring a patio area perfect for outdoor dining and a lawn ideal for enjoying the outdoors.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Modern Fitted Kitchen
- Lounge-Diner
- Three Piece Bathroom Suite
- Private Rear Garden
- Garage
- Driveway
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*11" x 3*5" (1.21 x 1.05)

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

Kitchen

10*6" x 9*7" (3.22 x 2.93)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink and a half with a drainer, space for a fridge, wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Lounge-Diner

14*2" x 12*9" (4.33 x 3.89)

The lounge-diner has wood-effect flooring, a built-in cupboard, a radiator, wall-mounted light fixtures and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

5*7" x 3*2" (1.72 x 0.97)

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

Master Bedroom

12*10" x 9*8" (3.92 x 2.96)

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

Bedroom Two

11*5" x 7*9" (3.49 x 2.37)

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

Bathroom

8*2" x 4*11" (2.50 x 1.52)

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

OUTSIDE

Front

To the front of the property is a driveway and a garage.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available

download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G 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 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.

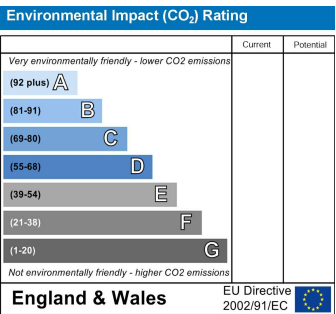
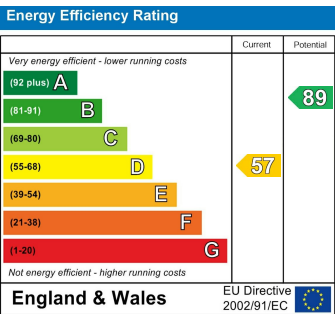
The vendor has advised the following:

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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