

HoldenCopley

PREPARE TO BE MOVED

Greenwich Avenue, Basford, Nottinghamshire NG6 0LE

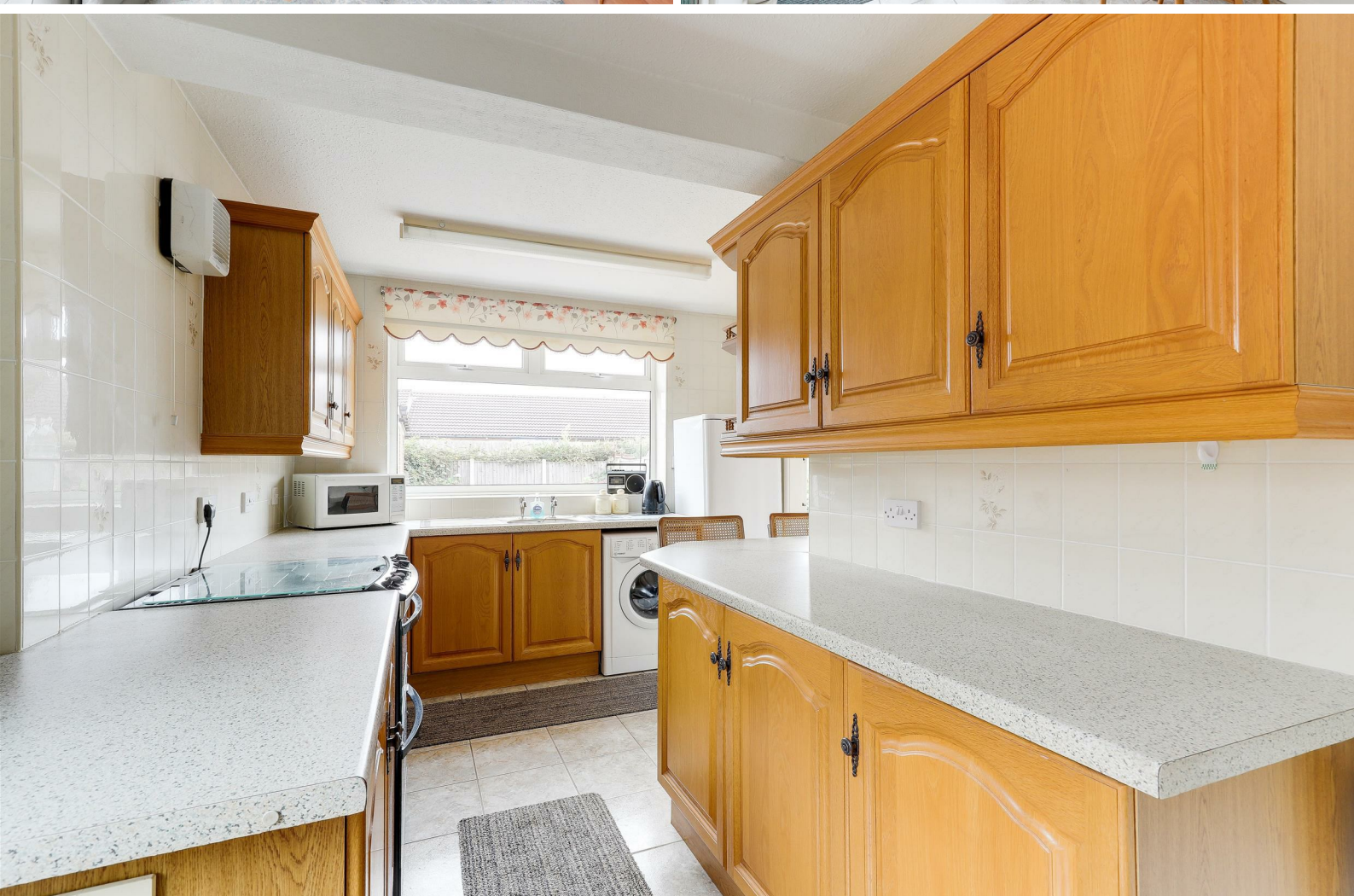
Offers In The Region Of

Greenwich Avenue, Basford, Nottinghamshire NG6 0LE



NO UPWARD CHAIN...

This three-bedroom semi-detached house offers a spacious family home with plenty of potential, and it comes with no upward chain. Ideally located near a range of local amenities including shops, eateries, and excellent transport links into Nottingham City Centre. On the ground floor, a hallway leads to the living room, which has open-plan access to the dining room, creating a bright and versatile space. From the dining room, you can access the breakfast room and a kitchen, providing ample room for your culinary needs. The upper level features two double bedrooms, a single bedroom, and a three-piece family bathroom suite. Outside, the front of the property includes a driveway offering off-road parking for multiple cars and a gravelled garden area with plants and shrubs. The rear garden boasts a patio seating area, a well-maintained lawn, a variety of plants and shrubs, and access to the garage, making it an ideal space to enjoy the outdoors.





- Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Plenty Of Potential
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

6'7" x 1'9" (2.03 x 0.54)

The porch has concrete flooring and a single UPVC door providing access into the accommodation.

Hallway

11'8" x 6'11" (3.56 x 2.11)

The hallway has carpeted flooring, a radiator, ceiling coving, two obscure internal windows, a UPVC double-glazed window to the side elevation and a single door providing access from the porch.

Living Room

12'3" x 11'5" (3.75 x 3.48)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace, open-plan access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

11'5" x 11'3" (3.49 x 3.45)

The dining room has carpeted flooring, a radiator, ceiling coving and sliding patio doors providing access to the breakfast room.

Breakfast Room

8'1" x 7'5" (2.48 x 2.28)

The breakfast room has tiled flooring, ceiling coving and sliding patio doors opening out to the rear garden.

Kitchen

15'4" x 9'4" (4.69 x 2.85)

The kitchen has a range of fitted base and wall units with a stainless steel sink with a drainer and taps, space and plumbing for a washing machine & cooker, an extractor fan, a breakfast bar, partially tiled walls, an in-built storage cupboard, tiled flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single door providing access to the side of the property.

FIRST FLOOR

Landing

7'0" x 2'6" (2.14 x 0.77)

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

Master Bedroom

12'3" x 9'6" (3.75 x 2.92)

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

Bedroom Two

11'6" x 9'5" (3.53 x 2.88)

The second bedroom has carpeted flooring, a radiator, ceiling coving, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'0" x 6'4" (2.14 x 1.94)

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

Bathroom

7'7" x 6'11" (2.32 x 2.13)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, an in-built storage cupboard, tiled walls, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to a block-paved driveway providing off-road parking, open access to the rear garden, a gravel area with plants and shrubs, fence panelling and brick-wall boundaries.

Rear

To the rear of the property is a block-paved patio area, a lawn, a range of plants and shrubs, access to the garage and fence panelling boundaries.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – The government website states this is a medium risk flood area.

Flood Defenses – No

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.

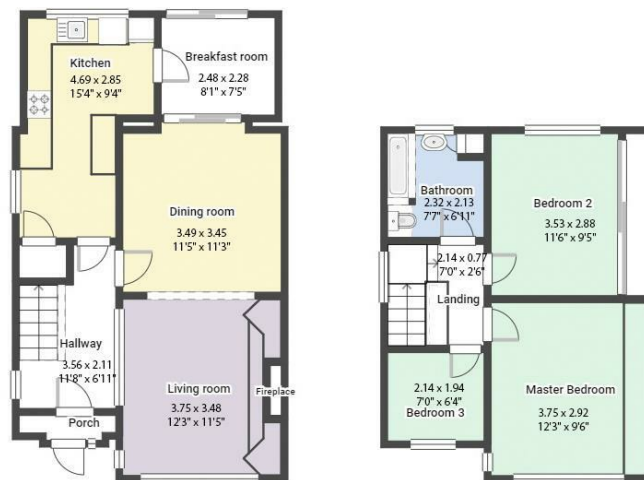
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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