

HoldenCopley

PREPARE TO BE MOVED

Eltham Drive, Broxtowe, Nottinghamshire NG8 6DU

£180,000

NO UPWARD CHAIN...

This recently redecorated three-bedroom semi-detached house, offered with no upward chain, is perfectly positioned close to a range of local amenities, including shops, eateries, schools, and commuting links. The ground floor features a welcoming reception room, ideal for relaxing or entertaining, and a fitted kitchen diner that offers ample space for your culinary needs and family meals.

Upstairs, the property includes two double bedrooms, a comfortable single bedroom, and a modern three-piece bathroom suite. Outside, the front offers a driveway providing off-road parking and a garden area with a lawn. To the rear, the south-facing garden features a concrete patio area, a shed for extra storage, and a lawn, making it a great space to enjoy the outdoors.

MUST BE VIEWED!



- Semi-Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway
- South-Facing Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance Hall

4'11" x 2'9" (1.52m x 0.85m)

The Entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation.

Living Room

14'9" x 11" (max) (4.50m x 3.39m (max))

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

Kitchen/Diner

17'11" x 8'4" (max) (5.47m x 2.55m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven & gas hob, a freestanding washing machine & freezer, a radiator, a dado rail, partially tiled walls, an in-built storage cupboard, vinyl flooring and three UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'0" x 5'6" (max) (2.44m x 1.70m (max))

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

Master Bedroom

11'8" x 9'8" (max) (3.56m x 2.96m (max))

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

Bedroom Two

9'11" x 9'8" (max) (3.03m x 2.96m (max))

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

Bedroom Three

8'0" x 6'11" (2.46m x 2.11m)

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

Bathroom

6'8" x 5'10" (max) (2.05m x 1.79m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, a lawn and fence panelling boundaries.

Rear

To the rear is an enclosed south-facing garden with a concrete patio area, a shed, a lawn 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 – No flooding in the past 5 years

Flood Defenses – No

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Eltham Drive, Broxtowe, Nottinghamshire NG8 6DU

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.