

HoldenCopley

PREPARE TO BE MOVED

Hollydene Crescent, Cinderhill, Nottinghamshire NG6 8PX

Guide Price £230,000 - £240,000

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WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house is move-in ready and offers modern living in a convenient location close to local amenities, including shops, schools, and transport links. On the ground floor, an inviting entrance hall leads to a spacious reception room, ideal for relaxing or entertaining. Next, you'll find the heart of the home—a modern kitchen diner equipped with top-of-the-range integrated appliances, perfect for your culinary needs and family gatherings. Upstairs, there are two double bedrooms, a well-sized single bedroom, and a stylish bathroom. Outside, the front of the property features a driveway offering off-road parking for multiple cars, access to the garage, and a range of plants and shrubs adding to its kerb appeal. To the rear, a private, south-facing garden awaits, complete with a patio seating area, a glass-roofed veranda, an artificial lawn, and a variety of established plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Driveway & Garage
- South-Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'4" x 4'7" (2.26m x 1.42m)

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

Living Room

11'5" x 15'6" (3.49m x 4.74m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a dado rail, partially panelled walls and a UPVC double-glazed window with fitted shutters to the front elevation.

Kitchen Diner

8'9" x 14'10" (2.68m x 4.54m)

The kitchen diner has a range of fitted base and wall units with granite worktops, an undermount sink with draining grooves and a mixer tap, an integrated Neff oven, induction hob & extractor fan, AEG washing machine, Zanussi fridge freezer & dishwasher. Partially tiled walls, recessed spotlights, a vertical radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

5'10" x 8'11" (1.80m x 2.74m)

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window with fitted shutters to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

8'7" x 12'6" (2.63m x 3.83m)

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

Bedroom Two

8'7" x 11'10" (2.62m x 3.61m)

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

Bedroom Three

9'7" x 5'11" (2.93m x 1.82m)

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

Bathroom

5'4" x 5'10" (1.64m x 1.78m)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, a wall-mounted LEF mirror, tiled walls & flooring, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, a range of plants and shrubs and a brick-wall boundary.

Rear

To the rear of the property is a private south-facing garden with a paved patio area and a glass roof veranda, courtesy lighting, an artificial lawn, a variety of established plants and shrubs with fence panelling boundaries.

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

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 100Mbps

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

Sewage – Mains Supply

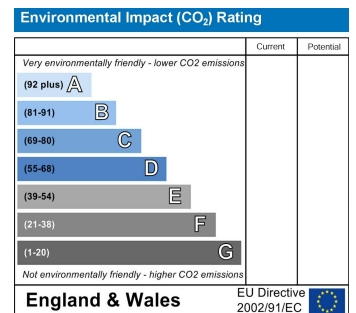
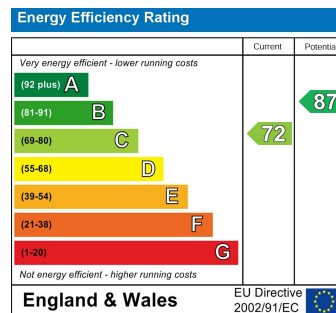
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

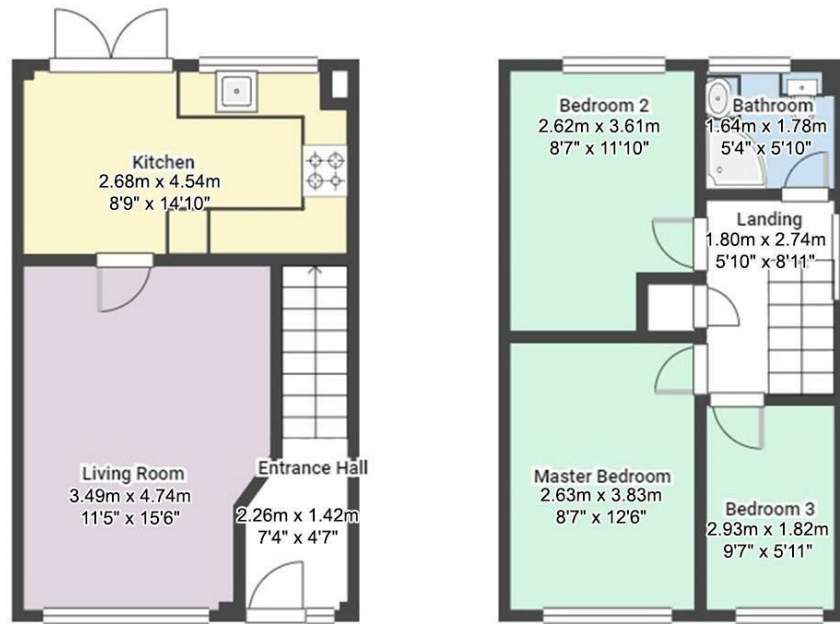
Any Legal Restrictions – No

Other Material Issues – No



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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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