

# HoldenCopley

PREPARE TO BE MOVED

Winsford Close, Nottingham, Nottinghamshire NG8 5JR

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Guide Price £170,000



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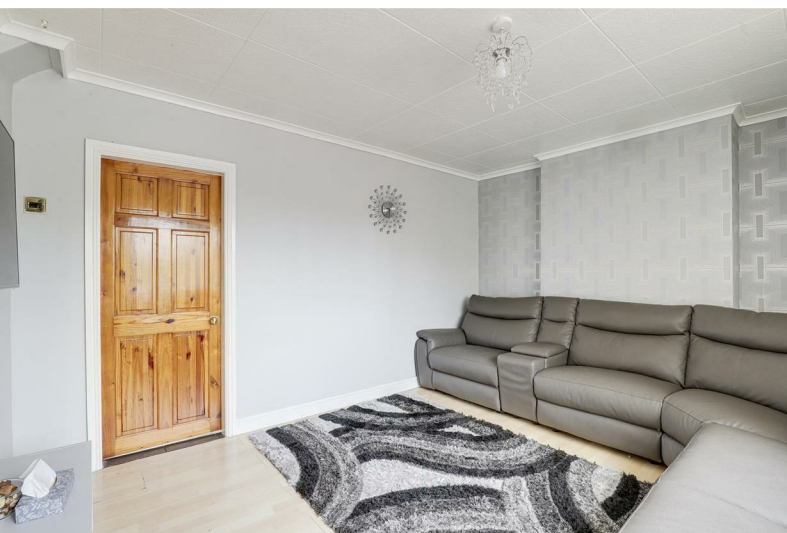


GUIDE PRICE £170,000 - £190,000

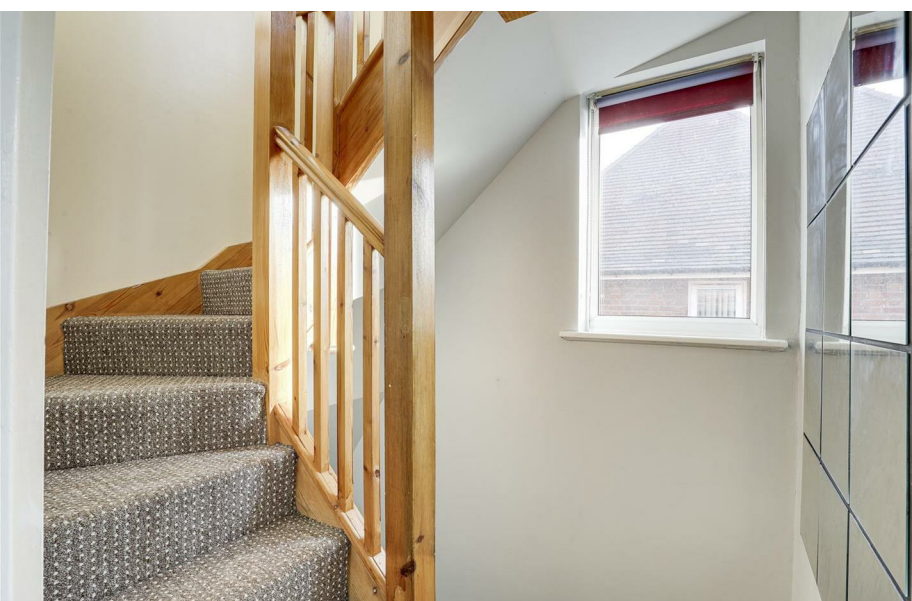
END TERRACED HOUSE...

This spacious and well-presented three-storey end terraced house is situated in a quiet cul-de-sac, offering the perfect combination of comfort and convenience. Ideally located with excellent access to local amenities and transport links, this property would suit a range of buyers. Upon entering the house, you are welcomed by an inviting entrance hall that leads into a generously sized living room, perfect for relaxing and entertaining. Adjacent to the living room is a modern, well-fitted kitchen with ample storage and worktop space, providing a practical and stylish area for cooking. The first floor offers two well-proportioned bedrooms, both with plenty of natural light, and a three-piece bathroom suite. Moving to the second floor, there is a further double bedroom that offers privacy and flexibility, ideal for use as a master bedroom, guest room, or home office. Externally, the property benefits from a low-maintenance gravelled area at the front, along with a gravelled border and a private driveway offering convenient off-street parking. The rear of the property features a spacious, enclosed garden with a paved patio area, perfect for outdoor dining and entertaining, as well as a lawned area bordered by fencing, providing a secure and private outdoor space. There is also gated access to the rear garden for added convenience.

MUST BE VIEWED







- End Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Good Transport Links
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a fitted base unit, and a UPVC door providing access into the accommodation.

### Living Room

13'7" x 11'1" (4.16m x 3.38m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a radiator, coving to the ceiling, and wood-effect flooring.

### Kitchen

17'5" x 8'5" (5.32m x 2.58m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a drainer and mixer tap, an integrated oven ceramic hob, extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, space for a dining table, tile splashback, tiled flooring, three UPVC double glazed window to the rear elevation, and a stable-style door opening to the rear garden.

## FIRST FLOOR

### Landing

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

### Bedroom One

14'2" x 9'8" (4.34m x 2.96m)

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

### Bedroom Two

10'0" x 9'2" (3.06m x 2.81m)

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

### Bathroom

7'11" x 6'11" (2.42m x 2.12m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with an electric shower with a rainfall and handheld shower fixture, an extractor fan, a radiator, partially tiled walls, and vinyl flooring.

## SECOND FLOOR

### Bedroom Three

10'5" x 11'10" (3.18m x 3.63m)

The third bedroom has two Velux windows, a radiator, eaves storage, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a gravelled area, a gravelled border, a driveway, and access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, a fence panelled boundary, and gates access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

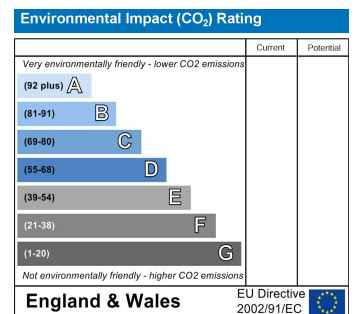
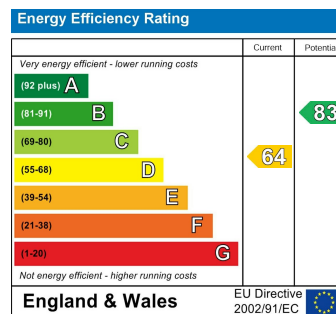
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

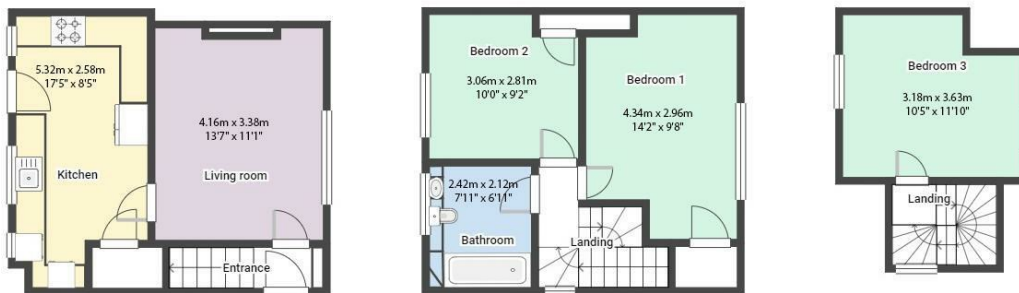
Other Material Issues – No





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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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