

# HoldenCopley

PREPARE TO BE MOVED

Pennant Road, Basford, Nottinghamshire NG6 0JB

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Guide Price £220,000



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GUIDE PRICE £220,000 - £240,000

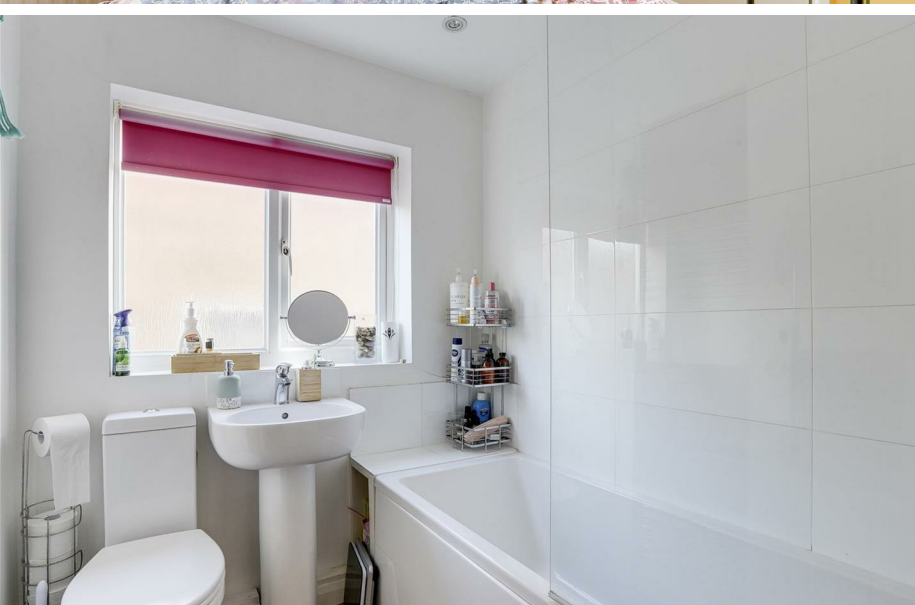
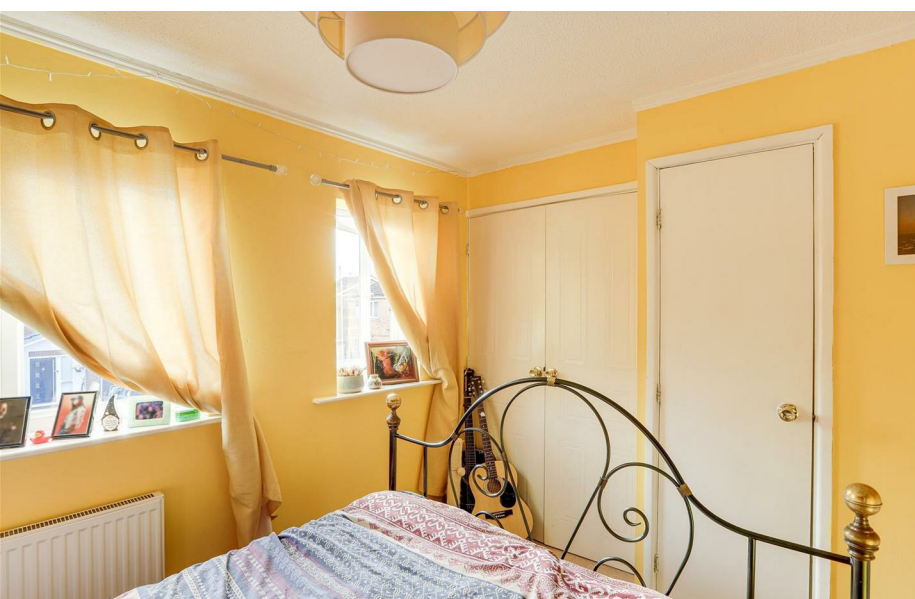
### THE PERFECT FIRST-TIME BUY...

This well-presented three-bedroom semi-detached home is ideal for first-time buyers or investors alike. Situated in a quiet cul-de-sac, it boasts convenient access to local amenities, tram stops, and excellent schools, making it a superb choice for easy family living. The ground floor features an inviting entrance hall, a spacious living room perfect for relaxing, and a modern fitted kitchen diner with ample room for entertaining. Upstairs, three comfortable bedrooms are serviced by a well-appointed bathroom suite. Outside, the property offers a driveway with gated access leading to a private rear garden, providing an ideal outdoor space for children, pets, or summer gatherings. This home combines comfort, convenience, and style in a sought-after location.

MUST BE VIEWED

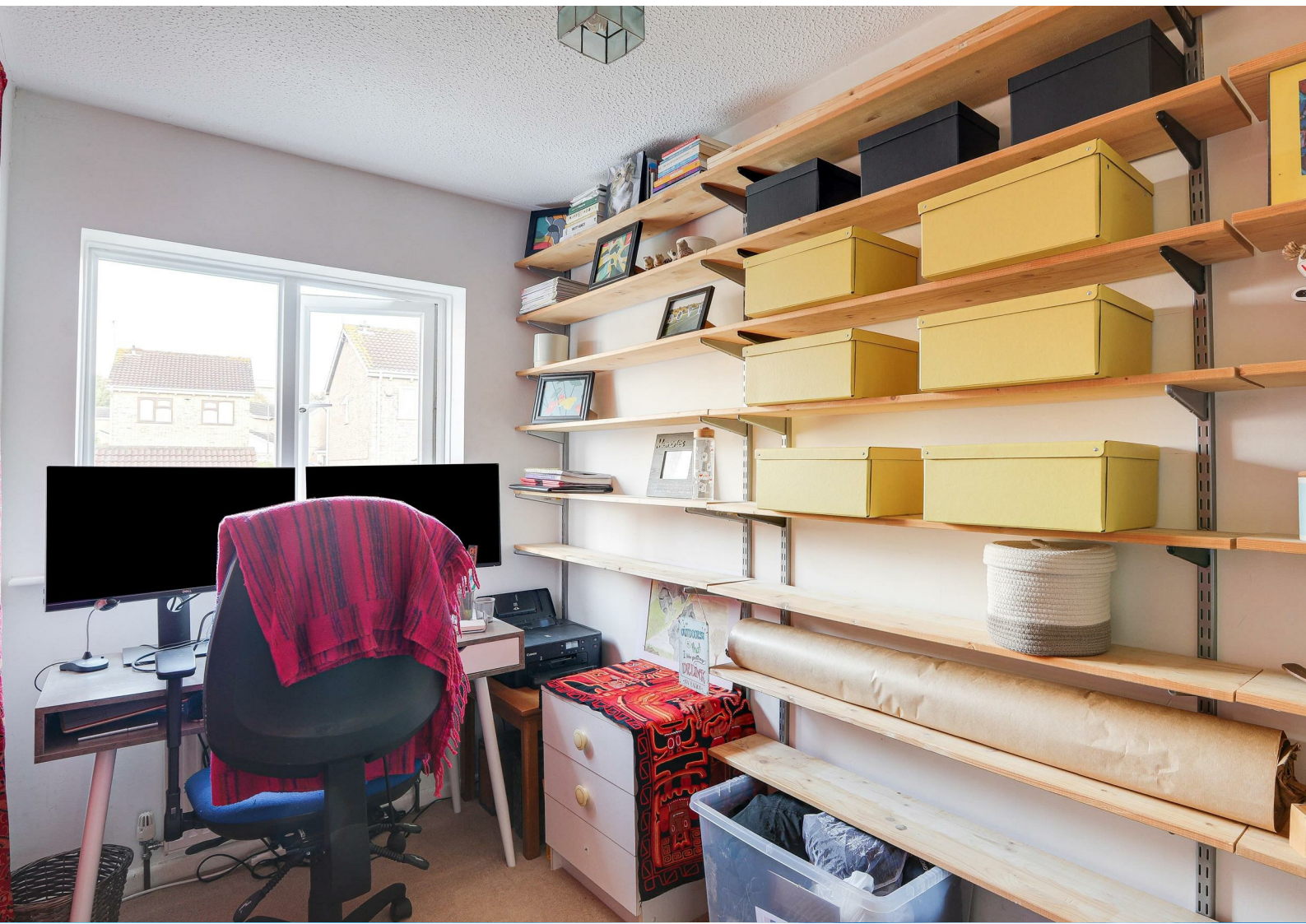






- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Off-Road Parking
- Private Garden With Patio
- Quiet Location
- Close To Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'10" min x 4'1" (1.79m min x 1.25m)

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

Living Room

12'7" max x 15'3" (3.86m max x 4.66m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a TV point, and a wall-mounted feature fire.

Kitchen

9'10" x 12'7" (3.00m x 3.86m)

The kitchen has a range of fitted gloss base and wall units with worktops, a composite sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, tiled splashback, tiled flooring, space for a dining table, a radiator, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'3" max x 5'11" (1.93m max x 1.82m)

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

Bedroom One

10'5" max x 10'5" (3.20m max x 3.19m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and an in-built wardrobe.

Bedroom Two

9'9" max x 6'10" (2.98m max x 2.10m)

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

Bedroom Three

6'5" max x 11'2" (1.98m max x 3.42m)

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

Bathroom

6'5" x 5'8" (1.96m x 1.75m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, wood-effect flooring, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with double gated access to the garden, a lawned area, and a patio pathway.

Rear

To the rear of the property is a private enclosed garden with a patio area, a dwarf wall, steps leading up to a lawn, a range of plants and shrubs, an outdoor tap, external lighting, fence panelled boundaries, and double gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000

Mbps (upload)

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - High risk for surface water / very low risk for rivers & sea

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.

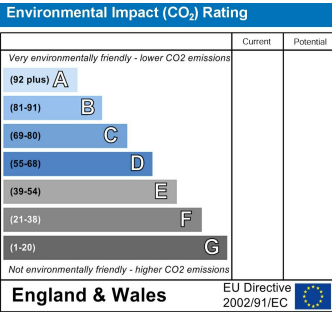
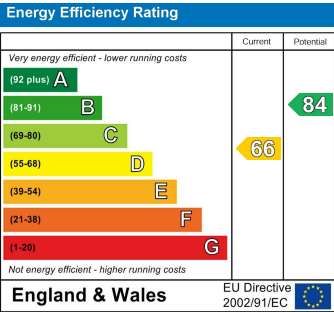
The vendor has advised the following:

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.

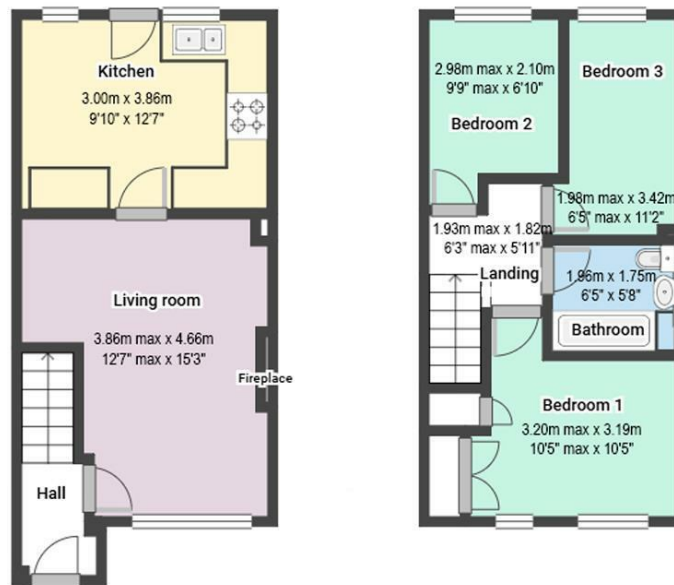
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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