

HoldenCopley

PREPARE TO BE MOVED

Woodland Avenue, Highbury Vale, Nottinghamshire NG6 9BY

Guide Price £165,000 - £175,000

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NO UPWARD CHAIN...

This semi-detached home, offered with no upward chain, presents a fantastic opportunity for first-time buyers, couples wanting to downsize or investors. Situated in a well-connected area in close proximity to various local amenities such as shops and boasts of easy transport links via the bus and tram, this home combines practicality with comfortable spaces. Upon entering, you are greeted by an inviting entrance hall that leads to a cosy living room. The living room is enhanced by a square bay window. Moving through the ground floor, the fitted kitchen offers a functional layout and flows seamlessly into the bright conservatory. The conservatory, with double French doors that open to the rear garden, is a perfect spot for relaxing. On the first floor, you'll find two well-proportioned bedrooms, each offering comfort and versatility, whether as a sleeping area, a home office, or a guest room. The three-piece bathroom suite on this level with all the essential amenities. Outside, the property offers both convenience and charm. The front features a gravelled area and a driveway leading to a garage with an up-and-over door, providing easy access from the driveway as well as a rear door that opens directly into the garden. This garage space includes ample storage, making it ideal for tools, outdoor equipment, or additional belongings. The rear garden is fully enclosed with a lawn, a gravelled border, and a patio area perfect for outdoor dining or relaxation. Courtesy lighting security, while the fence-panelled boundary ensures privacy, making the garden a peaceful retreat for enjoying time outdoors.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, an in-built cupboard for storage and housing a security alarm, and a UPVC double glazed window providing access into the accommodation.

Living Room

19'3" into bay x 12'9" max (5.89m into bay x 3.89m max)
The living room has a UPVC double glazed square bay window to the front elevation, a storage wall heater, a feature fire surround, a TV point, and carpeted flooring.

Kitchen

12'8" x 8'11" (3.88m x 2.72m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, an integrated oven, electric hob, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a Storage wall heater, tiled splashback, wood-effect and carpeted flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the conservatory.

Conservatory

9'2" x 6'7" (2.81m x 2.03m)
The conservatory has tiled flooring, UPVC double glazed surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard storage a housing emersion heater, access into the loft, and access to the first floor accommodation.

Bedroom One

13'6" x 9'8" (4.14m x 2.97m)
The first bedroom has a UPVC double glazed window to the front elevation, double-fitted wardrobes, a wall-mounted heater, and carpeted flooring.

Bedroom 2

8'11" x 7'8" (2.73m x 2.34m)
The second bedroom has a UPVC double glazed window to the rear elevation, a wall-mounted heater, and carpeted flooring.

Bathroom

8'10" x 4'10" (2.71m x 1.48m)
The bathroom has a UPVC double-glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, walled fan heater, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, and a driveway giving access to the garage.

Garage

17'5" x 8'2" (5.33m x 2.50m)
The garage has a door opening to the rear garden, ample storage space, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a lawn, a patio area, a gravelled border, a fence panelled boundary, and access into the garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Electric Heating
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

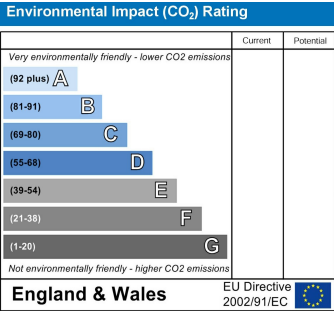
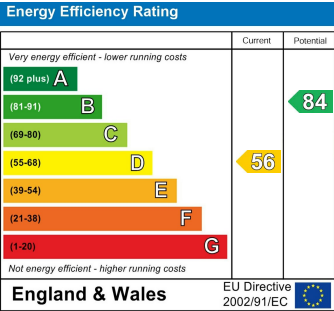
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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