

HoldenCopley

PREPARE TO BE MOVED

Robins Wood Road, Aspley, Nottinghamshire NG8 3LA

Offers In Excess Of £275,000

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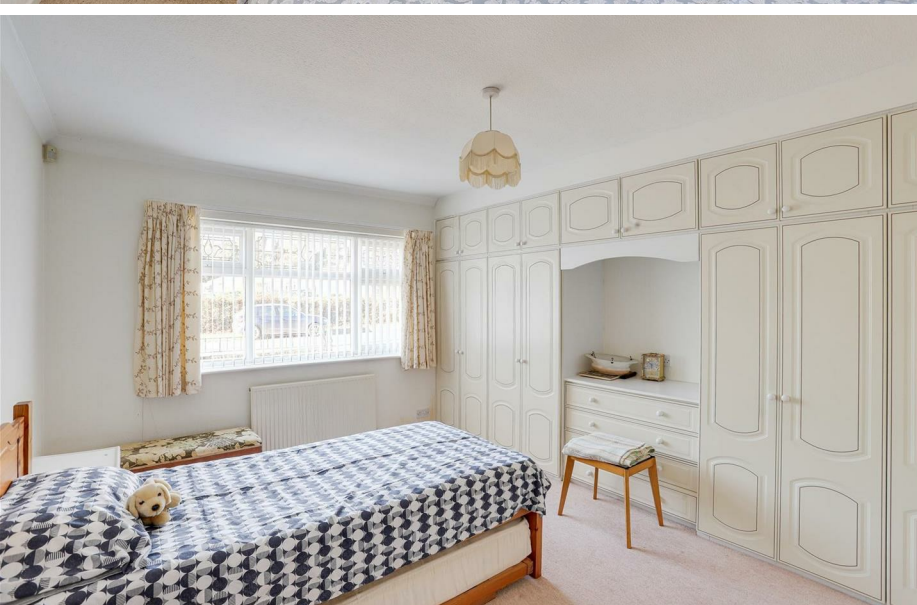


NO UPWARD CHAIN...

Nestled in a sought-after location, this two-bedroom detached bungalow offers deceptively spacious accommodation. An exceptional opportunity for investors or those looking to craft their ideal home, this property is brimming with potential. While it would benefit from modernisation, it presents a blank canvas to transform into a truly stunning and personalised living space. Conveniently situated near an array of local amenities, including the renowned Wollaton Hall and Deer Park, shops, excellent transport links, and great school catchments. Internally, the accommodation features a porch, a W/C, and an entrance hall leading to a generous living room. The fitted kitchen flows seamlessly into a conservatory, offering additional living space and garden views. The layout is completed by two well-proportioned double bedrooms and a practical shower room. Externally, a block-paved driveway provides ample off-road parking and leads to a carport and garage. To the rear, the south-facing garden offers a private retreat, boasting a patio area, a well-maintained lawn, a pebbled area, a summer house and a handy shed. This property offers the opportunity to be transformed into a bespoke haven, perfectly positioned in a prime location.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Four Piece Shower Room & Additional W/C
- Driveway, Car Port & Garage
- Popular Location
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Porch

6'5" x 3'2" (1.97m x 0.97m)
The porch has tiled flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

W/C

6'7" x 2'5" max (2.02m x 0.76m max)
This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

Entrance Hall

14'11" max x 12'10" (4.55m max x 3.93m)

Living Room

11'10" x 16'4" (3.61m x 5.00m)
The living room has UPVC double-glazed windows to the front and side elevation, carpeted flooring, a radiator, a wall-mounted fireplace and coving.

Kitchen

21'4" max x 10'10" (6.51m max x 3.31m)
The kitchen has a range of fitted base and wall units with worktops, an integrated dishwasher and double oven, a stainless steel sink and a half with a drainer, a gas hob, space and plumbing for a washing machine, space for a fridge-freezer, vinyl and carpeted flooring, a radiator, space for a dining table set, partially tiled walls, UPVC double-glazed windows to the side and rear elevations and UPVC double French doors providing access into the conservatory.

Conservatory

9'9" x 11'10" (2.99m x 3.61m)
The conservatory has double-glazed windows to the side and rear elevations, tile-effect flooring, a polycarbonate roof and double French doors providing access out to the garden.

Master Bedroom

13'10" x 11'10" max (4.24m x 3.62m max)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes, drawers and over the head cupboards and coving.

Bedroom Two

10'10" max x 9'4" (3.32m max x 2.87m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes and over the head cupboards and coving.

Shower Room

9'2" max x 8'0" (2.80m max x 2.44m)
The shower room has a low level flush W/C, a bidet, a pedestal wash basin, a walk in shower enclosure with a mains-fed shower, vinyl flooring, a radiator, partially tiled walls, a fitted storage cupboard with drawers, recessed spotlights, a extractor fan and a double-glazed obscure window to the side elevation.

Garage

20'7" x 8'11" (6.28m x 2.73m)

OUTSIDE

Front

To the front there are double iron gates that provide access to the block paved driveway and car port.

Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a shed, raised planters, an outdoor tap, a patio, a lawn, mature shrubs and trees, a pebbled area and a summer house.

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 - 1000 Mbps (Highest available download speed)
1000 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Medium risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues - damp in lounge and side of garage

DISCLAIMER

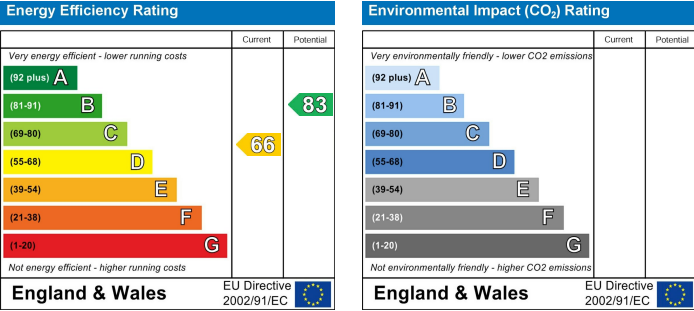
Council Tax Band Rating - Nottingham City Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

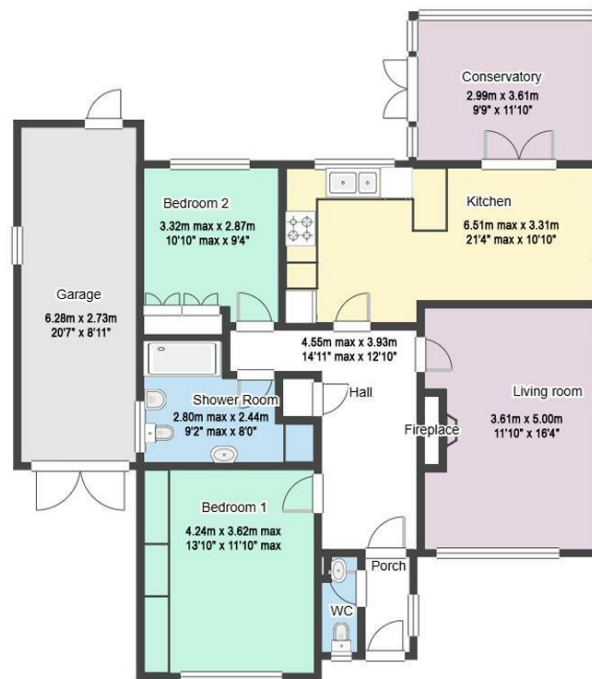
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01156 972 972

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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk