

HoldenCopley

PREPARE TO BE MOVED

Kingsbury Drive, Nottingham, Nottinghamshire NG8 3EP

£270,000

Kingsbury Drive, Nottingham, Nottinghamshire NG8 3EP

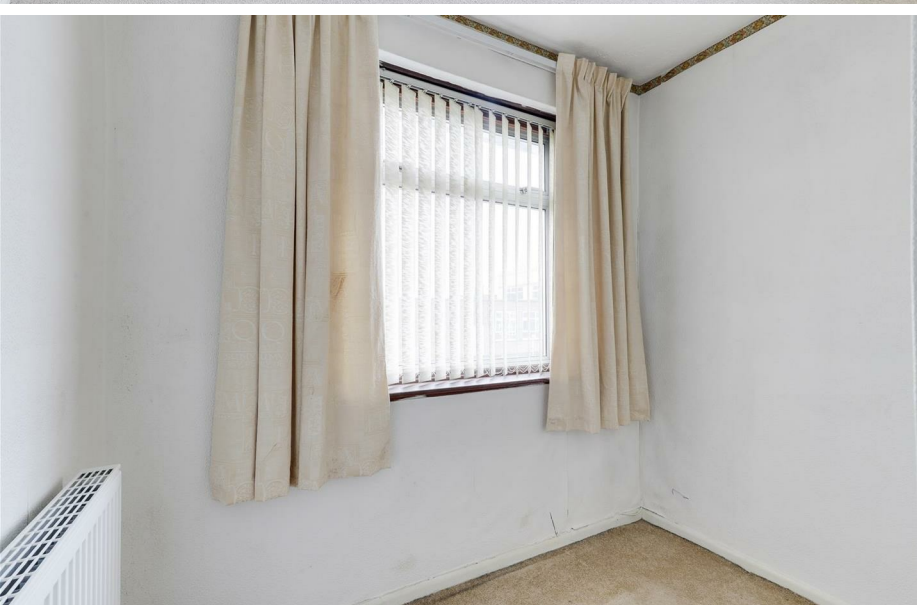


NO UPWARD CHAIN...

This three-bedroom detached house boasts spacious accommodation, presenting a fantastic opportunity for discerning investors or individuals eager to embark on a renovation project to create their dream home. With its generous layout and potential, this property offers a blank canvas for transformation, perfectly suited to those with a vision for designing a bespoke living space tailored to their needs and lifestyle. Situated in a highly sought-after location, the property enjoys close proximity to a range of local amenities, including the scenic Wollaton Hall and Deer Park, shops, excellent transport links, and well-regarded school catchments. The ground floor features a porch, leading into a spacious hallway that provides access to a convenient W/C, a generous lounge-diner filled with natural light, and a fitted kitchen. Upstairs, the first floor boasts three well-proportioned bedrooms, a three-piece family bathroom, a separate W/C, and access to a loft, offering additional storage space. Externally, the property benefits from a driveway at the front, ensuring off-road parking, while the rear presents a private garden perfect for outdoor enjoyment. The garden includes a detached garage, a patio area for entertaining, a well-maintained lawn, and a practical storage shed, completing the outdoor space. This property holds endless potential to be reimagined and transformed, providing the perfect opportunity to create a truly unique home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & A Separate W/C
- Driveway & Detached Garage
- Private Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

7'9" x 5'7" (2.37 x 1.72)

The porch has single-glazed obscure windows to the front elevation and a single door providing access into the accommodation.

Hallway

10'4" x 4'10" (3.16 x 1.48)

The hallway has wood-effect flooring, carpeted stairs, a radiator and a single door with stained glass inserts and a stained glass windows above and to the side.

W/C

4'8" x 2'7" (1.44 x 0.79)

This space has a low level flush W/C, a wall-mounted wash basin, tiled flooring, an extractor fan and a single-glazed obscure window to the side elevation.

Lounge Diner

22'4" x 11'2" (6.82 x 3.42)

The lounge diner has a double-glazed window to the front elevation, carpeted flooring, two radiators, a fireplace with a decorative surround, tiled hearth and display platforms, wall-mounted light fixtures, coving, two ceiling roses and sliding patio doors providing access out to the garden.

Kitchen

14'6" x 9'3" (4.43 x 2.82)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, tiled flooring, a radiator, a serving hatch to the lounge diner, partially tiled walls, a wall-mounted boiler, an extractor fan, coving, double-glazed windows to the side and rear elevations and a single door providing access out to the side of the property.

FIRST FLOOR

Landing

The landing has carpeted flooring, a single-glazed stained glass window to the side elevation, access to the loft and provides access to the first floor accommodation.

Master Bedroom

11'5" x 11'3" (3.48 x 3.43)

The main bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Two

11'3" x 10'2" (3.43 x 3.11)

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

Bedroom Three

8'7" x 7'7" (2.64 x 2.33)

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

Bathroom

7'9" x 5'5" (2.37 x 1.66)

The bathroom has a pedestal wash basin, a fitted bath, a fitted shower enclosure with a shower, wood-effect flooring, a radiator, tiled walls, an extractor fan and a double-glazed obscure window to the rear elevation.

W/C

4'7" x 4'6" (1.41 x 1.39)

This space has a low level flush W/C, wood-effect flooring, tiled walls and a double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property there are double iron gates providing access to the driveway, a garden with mature shrubs and double wooden gates providing rear access.

Rear

To the rear of the property is a private garden with a detached garage, a patio, a lawn, various plants, mature shrubs and a shed.

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

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

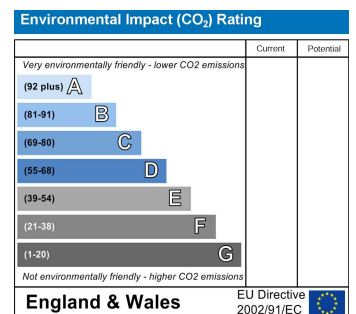
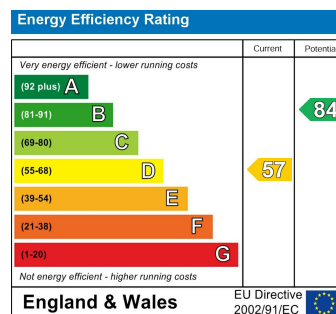
The vendor has advised the following:

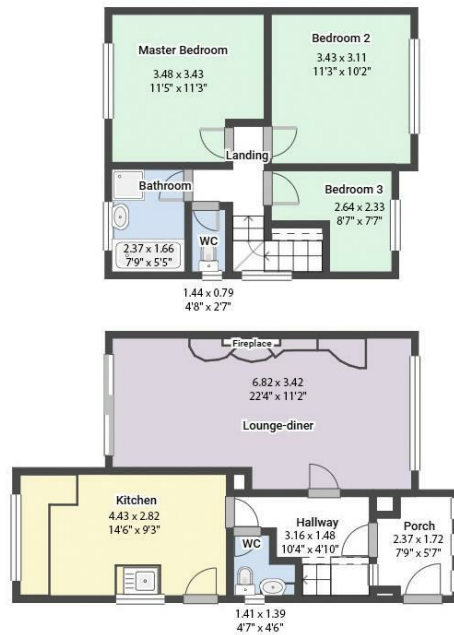
Property Tenure is Freehold

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.





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.
© HoldenCopley

01156 972 972

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

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk