

HoldenCopley

PREPARE TO BE MOVED

Bar Lane, Basford, Nottinghamshire NG6 0HU

£230,000

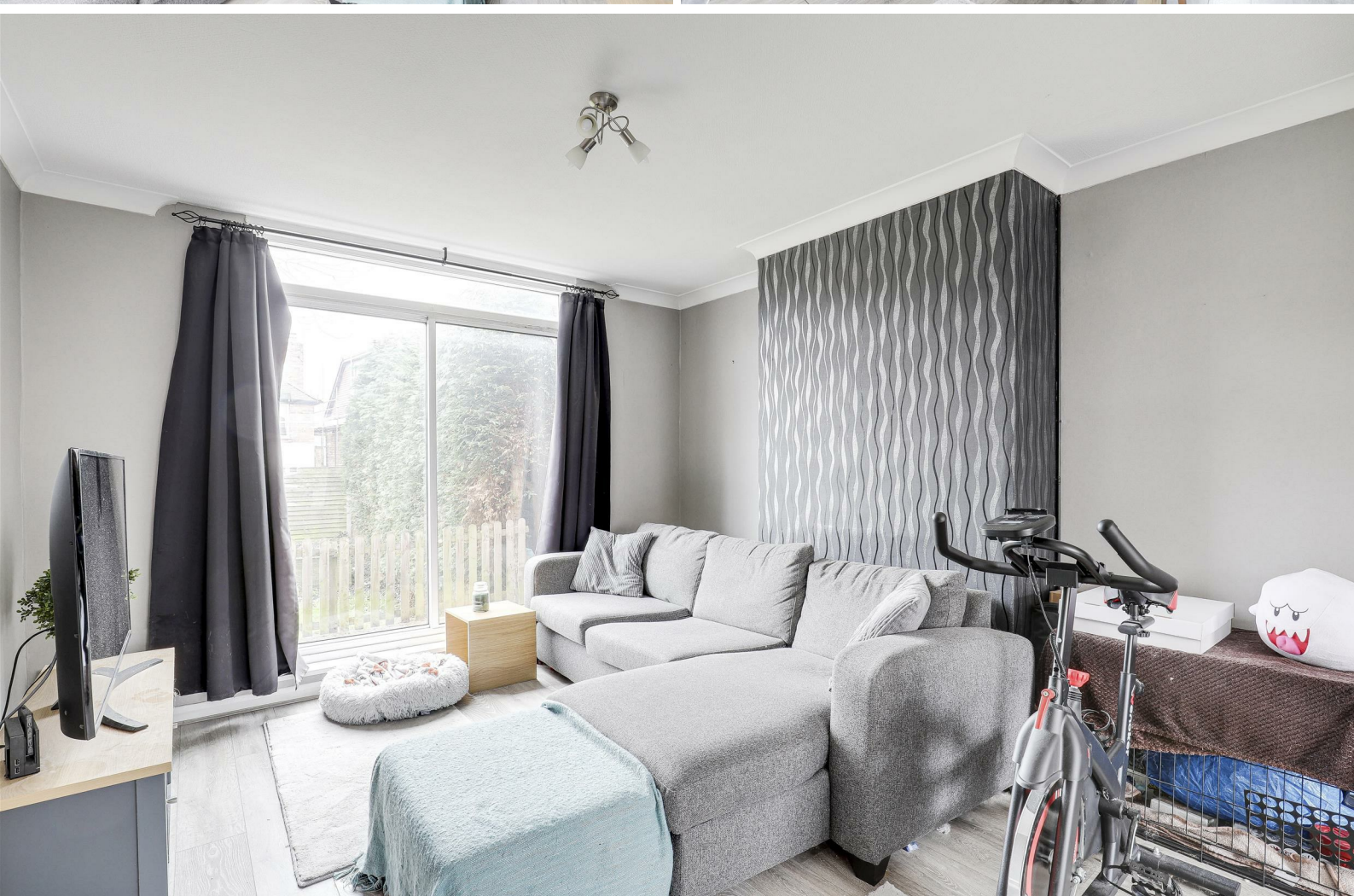
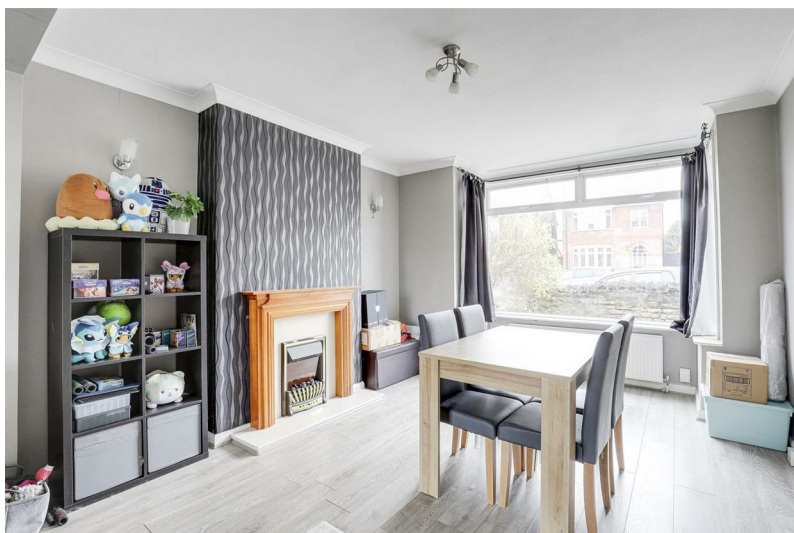
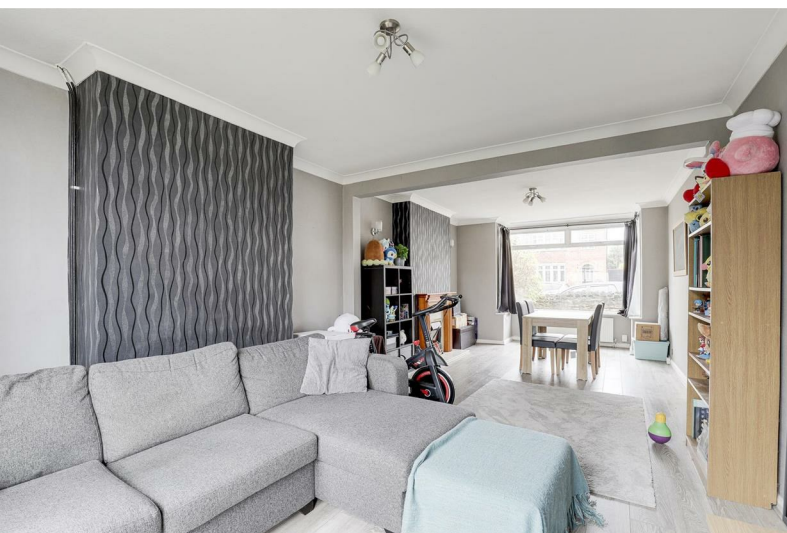
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IDEAL FIRST HOME...

This three-bedroom semi-detached house offers deceptively spacious accommodation, making it an excellent opportunity for first-time buyers. Perfectly positioned within close proximity to an array of local amenities, the property benefits from convenient access to shops, excellent transport links, and great school catchments. The ground floor boasts a porch and entrance hall, leading to a dining room, a comfortable living room, and a modern fitted kitchen. Upstairs, the first floor comprises three bedrooms, a three-piece bathroom suite, and access to a loft, providing additional storage options. The front features a driveway with ample parking space and a car port, while the rear garden offers a private outdoor retreat. The garden includes a concrete patio area ideal for outdoor dining, a lawn, mature trees, and a raised decking area perfect for relaxation or entertaining. This property offers a practical and comfortable living space, making it an excellent choice for those looking to purchase their first home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room & Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway & Car Port
- Private Rear Garden
- Close To Local Amenities
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has UPVC double-glazed obscure windows to the front and side elevations, and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs and a radiator.

Dining Room

14’3" into bay x 12’0" (4.36m into bay x 3.66m)

The dining room has a UPVC double-glazed square bay window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures, coving and open access to living room.

Living Room

13’1" x 12’0" (4.01m x 3.66m)

The living room has wood-effect flooring, coving and UPVC sliding patio doors providing access out to the garden.

Kitchen

11’10" x 8’11" (3.61m x 2.73m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, a wall-mounted boiler, space for a fridge-freezer, vinyl flooring, a built-in cupboard, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

12’0" x 11’11" (3.66m x 3.65m)

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

Bedroom Two

13’0" x 12’0" (3.97m x 3.66m)

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

Bedroom Three

8’2" x 6’11" (2.51m x 2.13m)

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

Bathroom

9’1" x 6’10" (2.79m x 2.09m)

The bathroom has a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure with an electric shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway which leads to a car port and a single iron gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a concrete patio, a lawn, mature trees and raised decking.

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, most 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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.

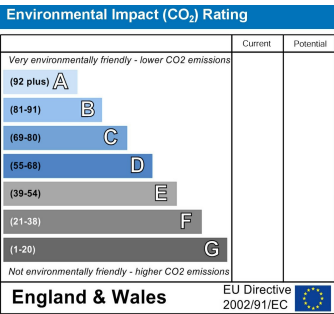
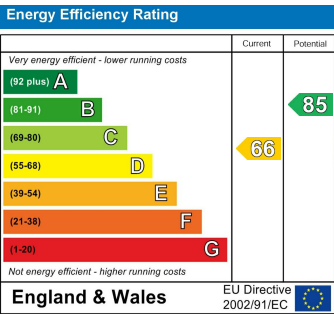
The vendor has advised the following:

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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