

HoldenCopley

PREPARE TO BE MOVED

Eisele Close, Hempshill Vale, Nottinghamshire NG6 7BN

Guide Price £190,000 - £240,000

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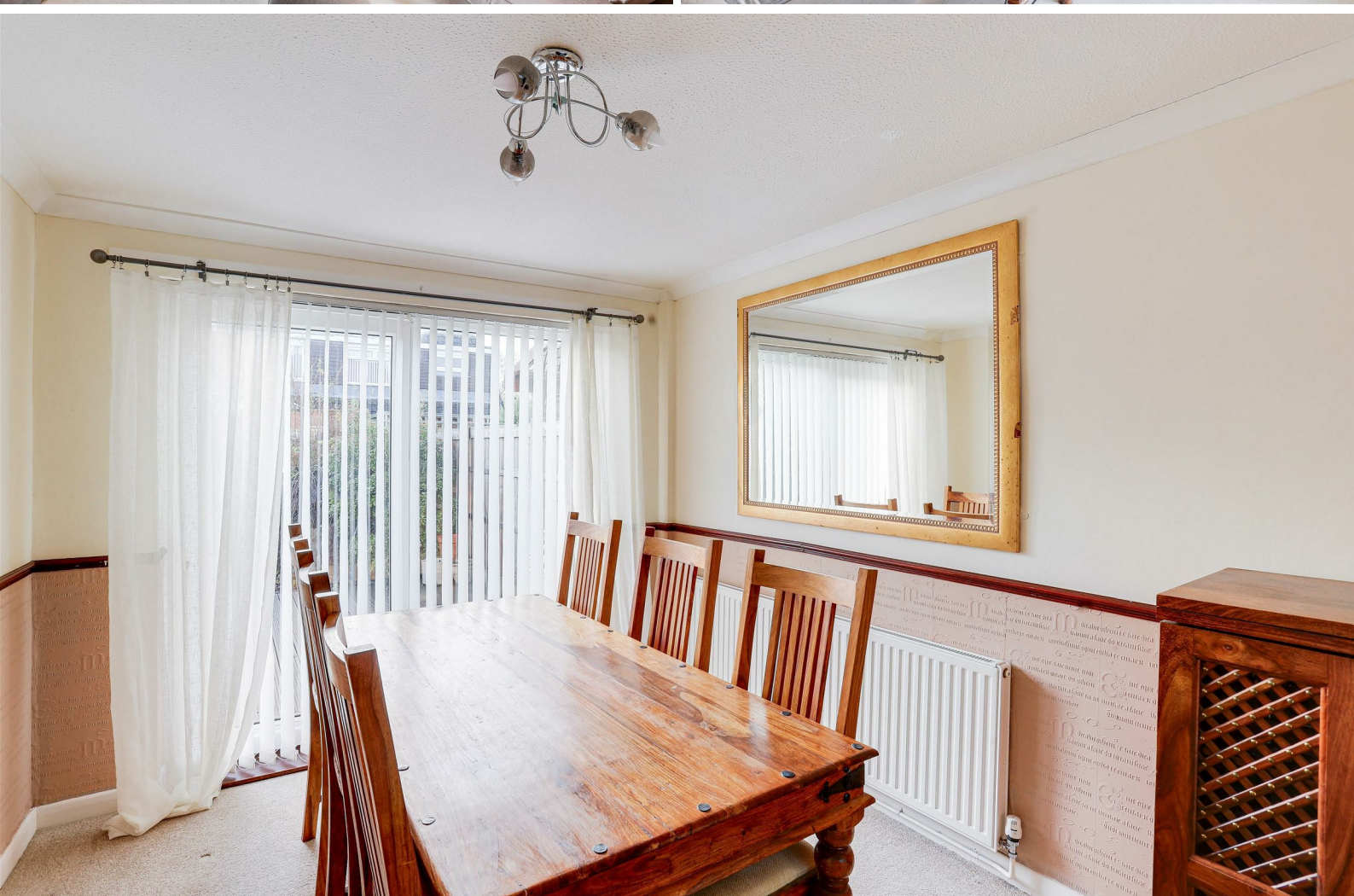


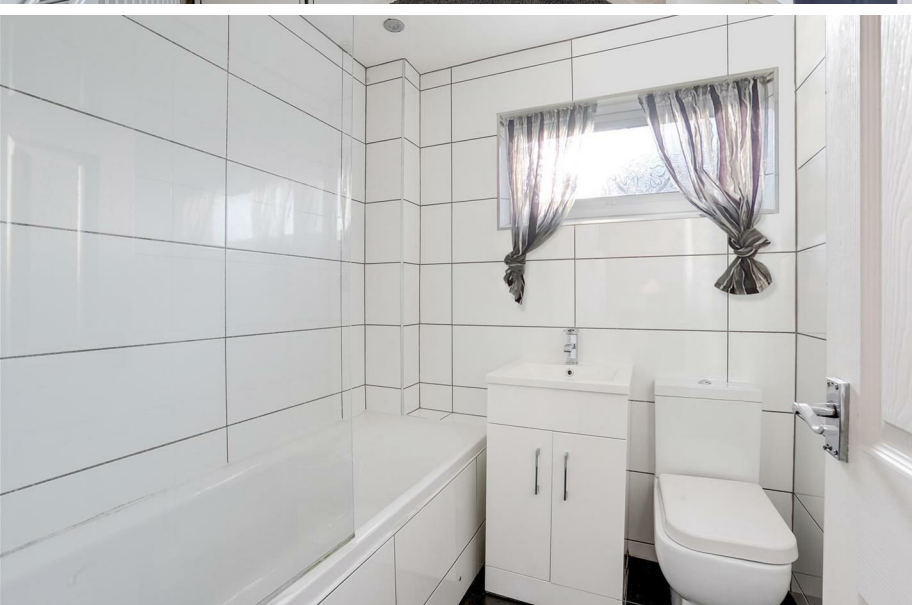
GUIDE PRICE: £190,000 - £210,000

NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached house offers spacious accommodation throughout and is being sold with no upward chain, making it an ideal opportunity for a range of buyers. Situated in a convenient location, the property is close to local schools, amenities, excellent commuting links, and the scenic countryside. The ground floor features a welcoming porch, a bright and airy living room, a separate dining room, and a modern fitted kitchen. Upstairs, there are two generously sized double bedrooms and a versatile single bedroom/office, all of which benefit from clever storage solutions. The bedrooms are serviced by a fully tiled bathroom suite. Outside, the property boasts a driveway providing off-road parking, access to the garage, and a private enclosed rear garden designed for low maintenance, complete with a decking area perfect for outdoor seating and entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Driveway & Garage
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

6'1" x 4'5" (1.86m x 1.37m)

The porch has wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

13'4" x 16'7" (4.08m x 5.08m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a dado rail, two radiators, an in-built cupboard, and a wall-mounted electric fireplace.

Dining Room

10'10" x 9'0" (3.31m x 2.76m)

The dining room has carpeted flooring, a dado rail, a radiator, coving to the ceiling, and a sliding patio door opening out to the rear garden.

Kitchen

7'4" x 10'4" (2.26m x 3.16m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven with an electric hob with an extractor fan, an integrated dishwasher, an integrated washing machine, an integrated fridge and freezer, tiled flooring, tiled splashback, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'3" x 7'11" (1.91m x 2.43m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a dado rail, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

9'3" max x 12'8" (2.83m max x 3.87m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes, bedside units and over-the-bed storage cupboards.

Bedroom Two

10'2" x 9'3" into wardrobe (3.11m x 2.82m into wardrobe)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built cupboard, and fitted wardrobes.

Bedroom Three

9'8" max x 6'5" (2.95m max x 1.97m)

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

Bathroom

5'11" x 6'0" (1.82m x 1.84m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage cupboard, a panelled bath with an overhead rainfall shower head and a shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area, a driveway, and access into the garage.

Garage

19'1" x 8'3" (5.83m x 2.52m)

The garage has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed south-facing garden with a decking area, an outdoor tap, external lighting, gravelled area, a range of plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low for surface water / very low for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

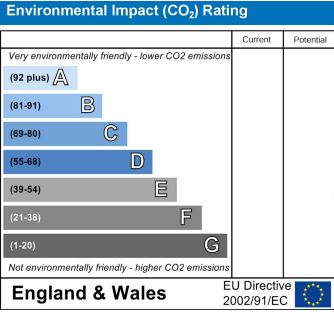
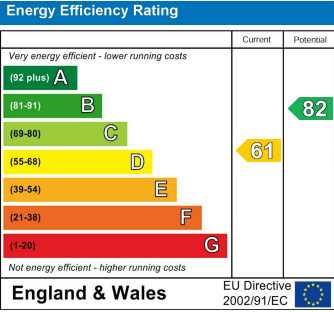
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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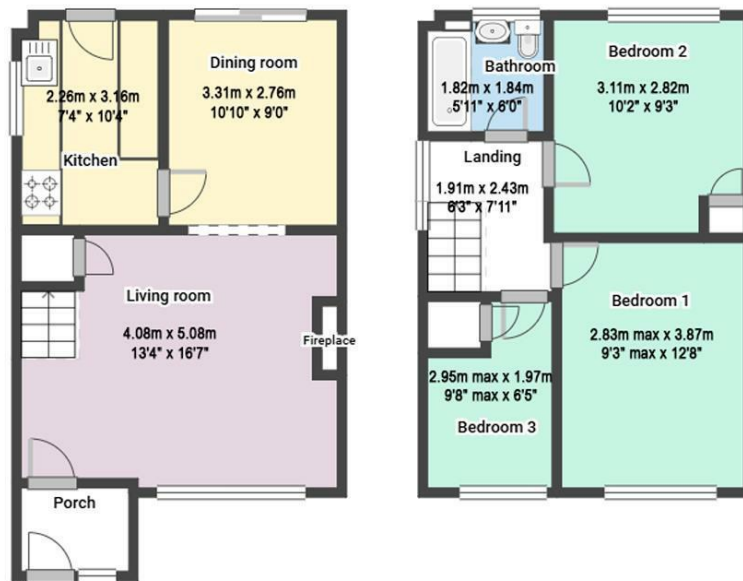
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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