

HoldenCopley

PREPARE TO BE MOVED

Christina Crescent, Cinderhill, Nottinghamshire NG6 8SH

Guide Price £220,000 - £270,000

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GUIDE PRICE £220,000 - £240,000

INVESTMENT OPPORTUNITY...

Nestled in a well-connected location, this three-bedroom detached home offers an excellent opportunity for investors seeking a property with great potential. Boasting spacious accommodation throughout, this home would benefit from modernisation, making it an ideal project for adding value. The ground floor welcomes you with an entrance hall leading to a bright and airy living room, a versatile dining room, and a fitted kitchen, offering plenty of scope for reimagining the layout to suit modern living. Upstairs, the first floor features three generously sized bedrooms, a practical two-piece bathroom, and a separate W/C, with access to a loft space offering additional storage. Externally, the property is equally appealing. To the front, a driveway provides off-street parking and leads to a carport, complemented by a neat lawn bordered with mature shrubs. To the rear, you'll find a detached garage, a beautifully proportioned garden featuring a patio for outdoor dining, a well-kept lawn, and a variety of mature shrubs. Additionally, there's a handy shed and a dedicated vegetable patch, perfect for gardening enthusiasts. Situated close to an array of local amenities, excellent transport links, and within the catchment of great schools, this property combines convenience with potential, making it a must-see for those looking to invest or create their dream home.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Piece Bathroom Suite & Seperate W/C
- Driveway & Detached Garage
- Generous Rear Garden
- Well-Connected Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, coving and a UPVC single door providing access into the accommodation.

Living Room

12*9" x 12*5" (3.90m x 3.79m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and open access into the dining room.

Dining Room

12*1" x 10*5" (3.70m x 3.20m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a serving hatch to the kitchen, coving and a single UPVC door providing access out to the garden.

Kitchen

13*10" x 8*1" (4.23m x 2.48m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker, space for a fridge-freezer, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer, vinyl flooring, a radiator, a built-in cupboard, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the side of the property.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a built-in cupboard, coving, access into the loft and provides access to the first floor accommodation.

Master Bedroom

13*1" x 11*2" (4.00m x 3.42m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with a matching dressing table and coving.

Bedroom Two

10*0" x 9*10" (3.07m x 3.02m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes with a matching dressing table.

Bedroom Three

8*9" x 7*6" (2.68m x 2.30m)

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

Bathroom

6*0" x 5*8" (1.84m x 1.73m)

The bathroom has a wash basin with fitted storage, a fitted panelled bath with a shower, herringbone flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

W/C

This space has a low level flush W/C, herringbone flooring, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn and mature shrubs and a driveway that leads to the car port.

Rear

To the rear is a garden with a detached garage, an outdoor tap, a patio, a lawn, mature shrubs, a shed, a vegetable patch and a single wooden gate.

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)

100 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

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.

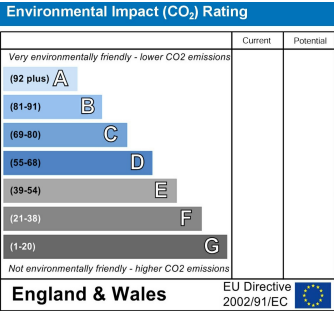
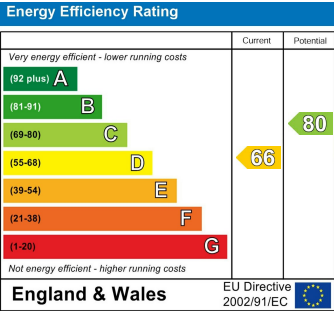
The vendor has advised the following:

Property Tenure is Freehold

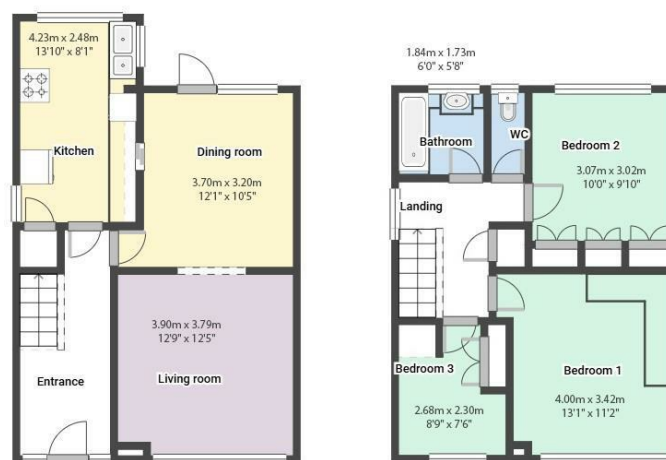
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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