

HoldenCopley

PREPARE TO BE MOVED

Kelfield Close, Nottingham, Nottinghamshire NG6 0EX

Guide Price £150,000

Kelfield Close, Nottingham, Nottinghamshire NG6 0EX



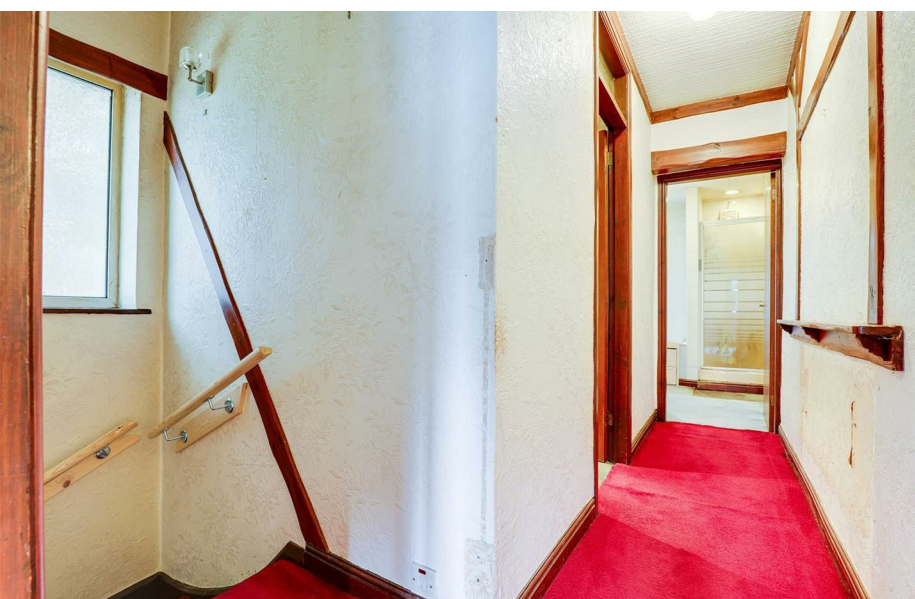
GUIDE PRICE £150,000 - £170,000

NO UPWARD CHAIN..

This three-bedroom semi-detached home is a fantastic opportunity for buyers looking for a project. Situated on a no through road, the property offers convenient access to local shops, schools, and other essential amenities, with Nottingham City Hospital just a short distance away. Being sold with no upward chain, this home features an entrance porch leading into a hall, a spacious living room, and a kitchen with access to the rear garden. The rear hall provides entry to a ground floor W/C for added convenience. Upstairs, the property boasts three well-proportioned bedrooms, all with fitted furniture, and a three-piece bathroom suite. Externally, the front garden is adorned with mature shrubs and bushes, with gated access leading to the enclosed rear garden. The rear garden offers a variety of trees and bushes, a coal bunker, a shed, and a fence-panelled boundary, providing both privacy and potential for further landscaping. Ideal for those looking to add their personal touch, this property is a must-see for buyers seeking a home with great potential.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Plenty Of Potential
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, single glazed obscure windows to the front and side elevation, and a UPVC door providing access into the accommodation.

Hall

The hall has carpeted flooring, a radiator, and a wooden door opening to the ground floor accommodation.

Living Room

14'10" x 21'5" (4.54m x 6.54m)

The living room has sliding patio doors opening to the front elevation, two radiator, a feature fireplace, wooden beam to the ceiling, carpeted flooring, and sliding doors opening to the kitchen.

Kitchen

9'2" x 13'5" (2.80m x 4.10m)

The kitchen has fitted base and wall units with worktops and a breakfast bar, a stainless steel double sink and half with a mixer tap, an integrated double oven, a hob and extractor fan, a wall-mounted boiler, a radiator, wooden beams to the ceiling, floor-to-ceiling tiling, tiled flooring, a UPVC double glazed square bow window to the rear elevation, and a UPVC door providing access to the garden.

Rear Hall

The rear hall has floor-to-ceiling tiling, and tiled flooring.

W/C

3'6" x 3'10" (1.08m x 1.19m)

This space has a double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, floor-to-ceiling tiling, and tiled flooring.

FIRST FLOOR

Landing

2'10" x 11'10" (0.87m x 3.63m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

8'11" x 21'7" (2.72m x 6.58m)

The main bedroom has a UPVC double glazed square bow window to the rear elevation, a radiator, a fitted triple wardrobe with sliding mirrored doors, an in-built cupboard, and carpeted flooring.

Bedroom Two

9'8" x 18'2" (2.96m x 5.54m)

The second bedroom has a UPVC double glazed square bow window to the front elevation, a radiator, a range of fitted wardrobes and overhead cupboards, and carpeted flooring.

Bedroom Three

()

The third bedroom has a double glazed square bow window to the rear elevation, and a double glazed window to the side elevation, a radiator, a range of fitted wardrobes, overhead cupboards and drawers, a shower enclosure with a wall-mounted shower fixture, and carpeted flooring.

Bathroom

8'2" x 5'8" (2.49m x 1.74m)

The bathroom has a double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a corner panelled bath, a radiator, floor-to-ceiling tiling, and carpeted flooring.

OUTSIDE

Front

To the front of the property a garden with mature shrubs and bushes, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a coal bunker, a shed, various trees, and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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:

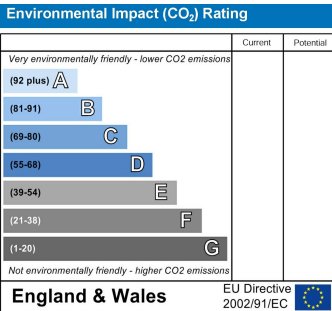
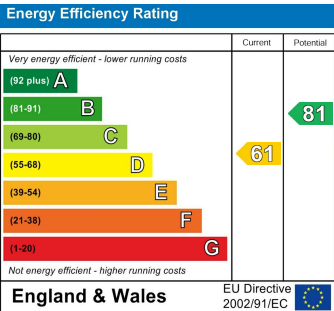
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

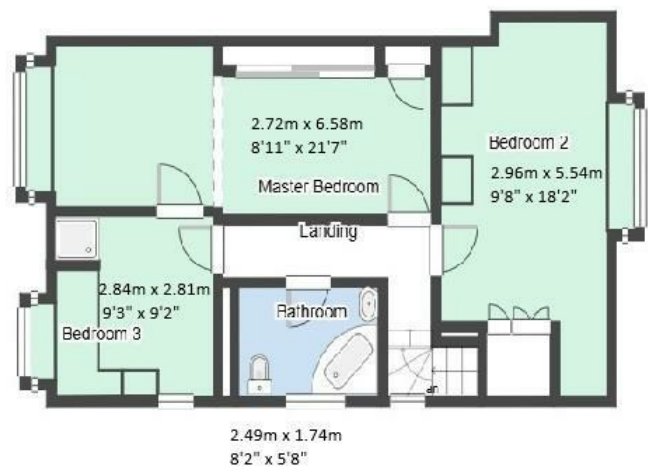
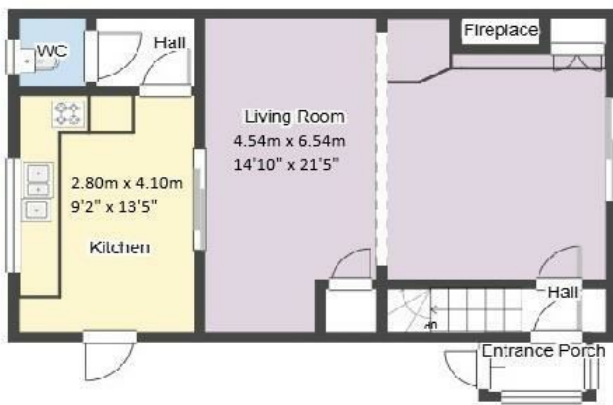
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Kelfield Close, Nottingham, Nottinghamshire NG6 0EX

HoldenCopley
PREPARE TO BE MOVED



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

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.