

HoldenCopley

PREPARE TO BE MOVED

Cinderhill Road, Cinderhill, Nottinghamshire NG6 8SE

£215,000

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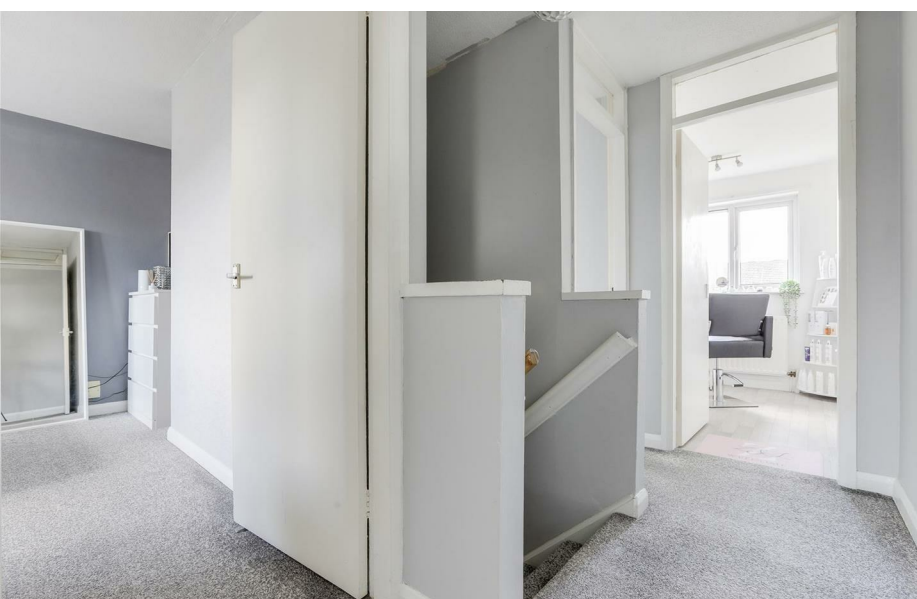
SEMI DETACHED HOUSE...

GUIDE PRICE £215,000 - £230,000

This three-bedroom semi-detached home is perfectly suited for a range of buyers, offering spacious living areas, and excellent transport links into Nottingham City Centre and the surrounding areas. As you step inside, you are greeted by an entrance hall that leads into the heart of the home. The fitted kitchen diner is functional and featuring ample storage space, modern units, and a breakfast bar, creating the perfect spot for casual dining. The adjoining living room is bright and airy, offering a comfortable space to relax, with open access into the dining area. The dining area itself is a fantastic space for entertaining, benefiting from double French doors that open out onto the rear garden. Upstairs, the property boasts three bedrooms. Two of these are generous double rooms, offering plenty of space for furniture, while the third bedroom is ideal as a child's room, a home office, or a study. Completing the first floor is a modern three-piece bathroom suite, featuring a bath with an overhead shower, a wash basin, and a WC. Externally, to the front is well-maintained garden, with a lawn and planted borders. A share driveway provides off-road parking, while an outdoor tap adds further convenience. To the rear, the south-facing garden offers a private and enclosed space to enjoy. A paved patio area provides the perfect setting for outdoor seating and summer dining, while the lawned area and planted borders bring a touch of greenery. A fence-panelled boundary ensures privacy, and gated access to the side adds practicality.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Living Room
- Dining Room
- Three-Piece Bathroom Suite
- Off-Street Parking
- South-Facing Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'0" x 4'0" (max) (2.45m x 1.22m (max))

The entrance hall has tiled and carpeted flooring, two UPVC doors opening out to the side elevations.

Kitchen/Diner

15'10" x 14'9" (max) (4.85m x 4.52m (max))

The kitchen diner has a range of fitted base and wall units with marble-effect worktops and breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, ceramic hob , space for a fridge freezer. space and plumbing for a washing machine, a radiator, partially tiled walls, wood-effect flooring, and two UPVC double glazed windows to the front elevation.

Living Room

15'5" x 11'7" (max) (4.70m x 3.54m (max))

The living room has carpeted flooring, an in-built cupboard, a TV point, and access into the dining area.

Dining Room

10'9" x 7'4" (3.29m x 2.24m)

The dining room has UPVC double glazed windows to the rear elevation, a radiator, carpeted flooring, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

11'0" x 9'1" (max) (3.37m x 2.78m (max))

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

Bedroom One

13'1" x 11'1" (max) (4.00m x 3.38m (max))

The first bedroom has a UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

13'3" x 11'1" (max) (4.05m x 3.38m (max))

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

Bedroom Three

8'7" x 6'2" (2.64m x 1.90m)

The third bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and wood-effect flooring.

Bathroom

8'3" x 6'1" (max) (2.53m x 1.87m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, an in-built cupboard, a heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn with a planted border, an outside tap, a driveway, and access to the rear garden.

Rear

To the rear of the property is an enclosed south facing garden with a patio area, a lawn, a planted border, a fence panelled boundary, and gated access.

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 1800Mbps and Upload Speed 220Mbps

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 - Gedling Borough Council - Band TBC

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:

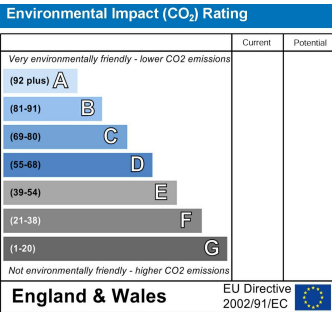
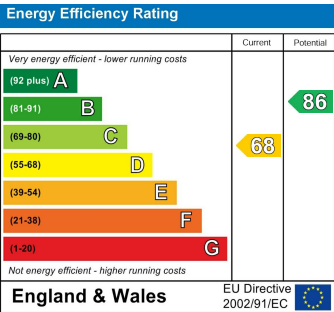
Property Tenure is Freehold

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.

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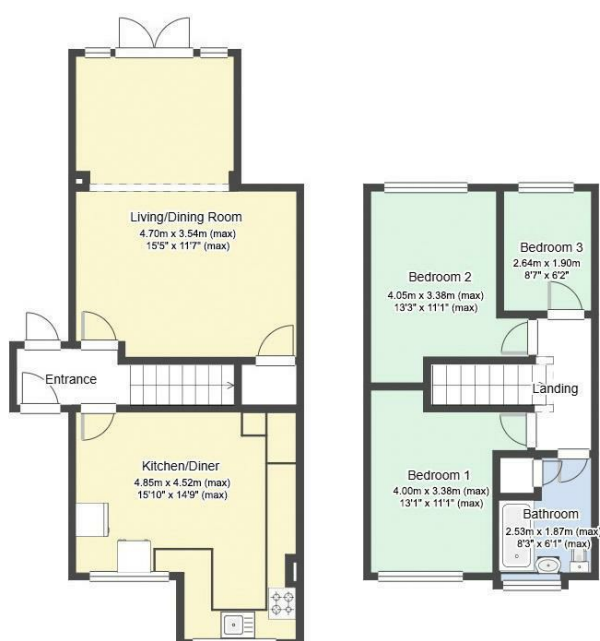
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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