

# HoldenCopley

PREPARE TO BE MOVED

Barlock Road, Basford, Nottinghamshire NG6 0FF

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Guide Price £225,000



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NO UPWARD CHAIN...

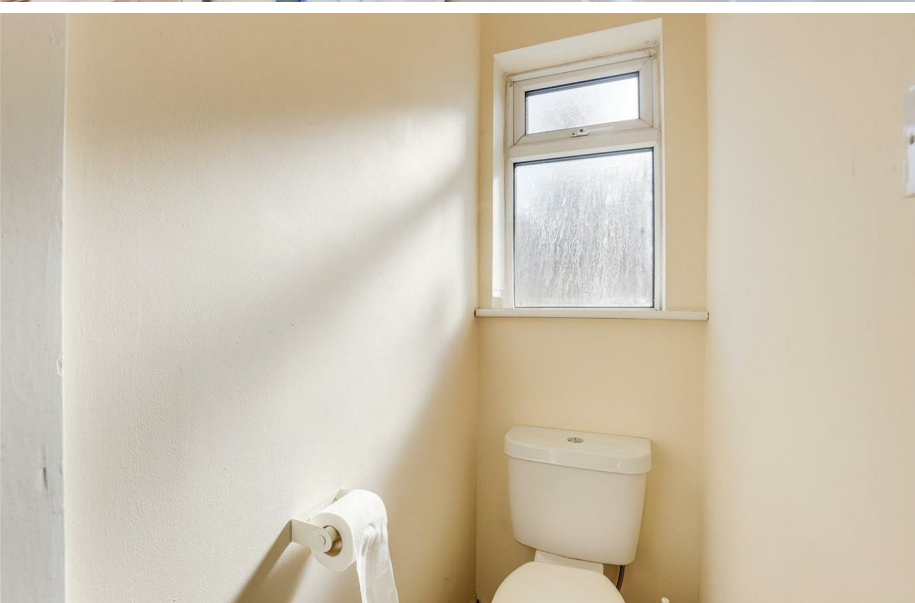
GUIDE PRICE £225,000 - £240,000

This spacious three-bedroom semi-detached home is situated in a residential area, just a short distance from Vernon Park, local amenities, and Nottingham City Hospital. Offered to the market with no upward chain, this property presents an excellent opportunity for buyers looking to put their own stamp on a home. Upon entering, the entrance hall provides access to a convenient ground floor W/C. The property features a living room, offering a comfortable space for relaxation, while the separate dining room benefits from direct access to the rear garden, making it ideal for both everyday living and entertaining. The fitted kitchen leads to a rear porch, providing additional access to the garden. The first floor comprises three bedrooms, each offering ample space. The main bathroom is fitted with a two-piece suite, and there is a separate W/C, adding extra convenience for family living. Externally, the front of the property features a lawned garden and a driveway leading to the garage, providing off-road parking. The rear garden is enclosed and offers a mix of patio areas and a lawn. The fence panelled boundary adds a sense of privacy, making it an ideal space for families and those who enjoy outdoor living.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Ground Floor W/C
- Garage
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'10" x 6'11" (4.22m x 2.12m)

The entrance hall has carpeted flooring, a fitted base cupboard, a radiator, and a UPVC door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splash back, and tiled flooring.

Living Room

12'5" x 10'5" (3.80m x 3.18m)

The living room has a UPVC double glazed window to the front and side elevation, a radiator, a feature fireplace with a decorative surround, and carpeted flooring.

Dining Room

11'5" x 10'4" (3.50m x 3.15m)

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

Kitchen

8'5" x 6'9" (2.59m x 2.06m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker an extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, tiled splash back, vinyl flooring, and a UPVC double glazed window to the side elevation.

Rear Porch

8'7" x 3'1" (2.62m x 0.95m)

The rear porch has a UPVC double glazed obscure window to the rear elevation, space for a fridge freezer, carpeted flooring, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

9'2" max x 3'10" (2.81m max x 1.19m)

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

Bedroom One

12'3" x 10'5" (3.75m x 3.18m)

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

Bedroom Two

11'11" x 10'4" (3.64m x 3.17m)

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

Bedroom Three

7'5" x 6'11" (2.28m x 2.12m)

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

Bathroom

6'11" x 5'6" (2.12m x 1.70m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

W/C

4'0" x 2'5" (1.23m x 0.74m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a driveway to the rear garden, and access to the garage.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a further patio area, and a fence panelled boundary.

Garage

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 100Mbps

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

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 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.

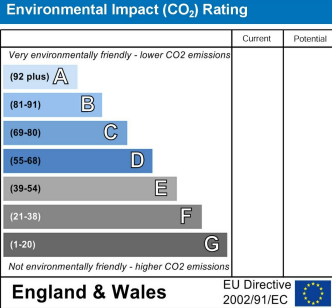
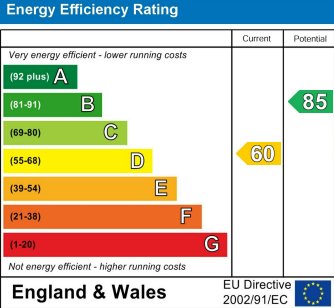
The vendor has advised the following:  
Property Tenure is Freehold

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.

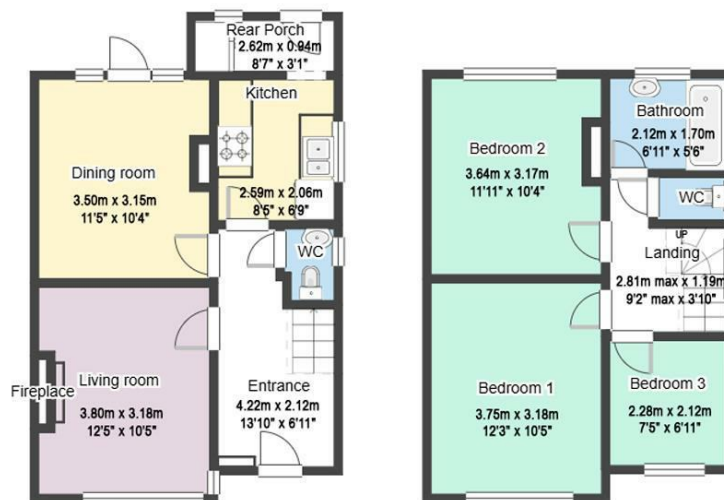
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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