

HoldenCopley

PREPARE TO BE MOVED

Neston Drive, Cinderhill, Nottinghamshire NG6 8PZ

Guide Price £190,000 - £220,000

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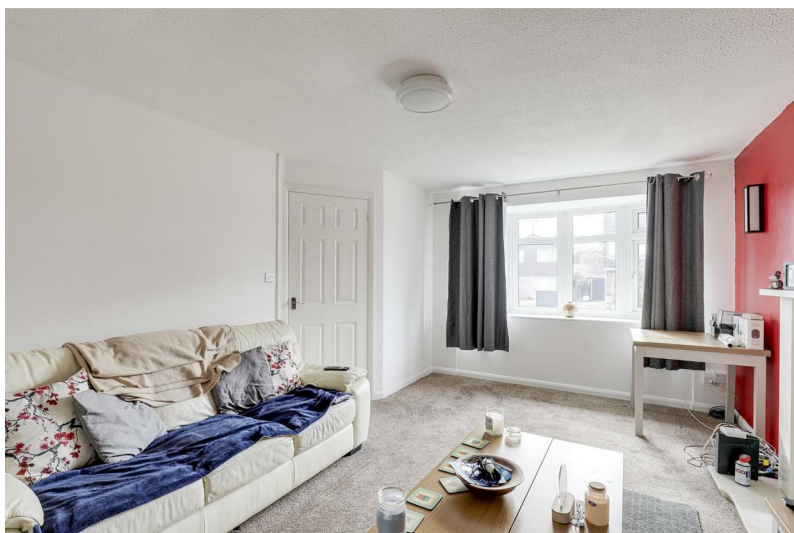
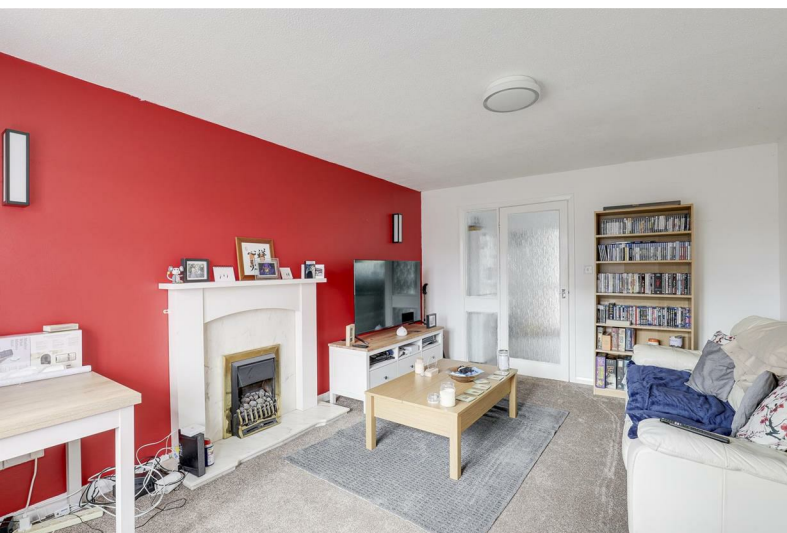


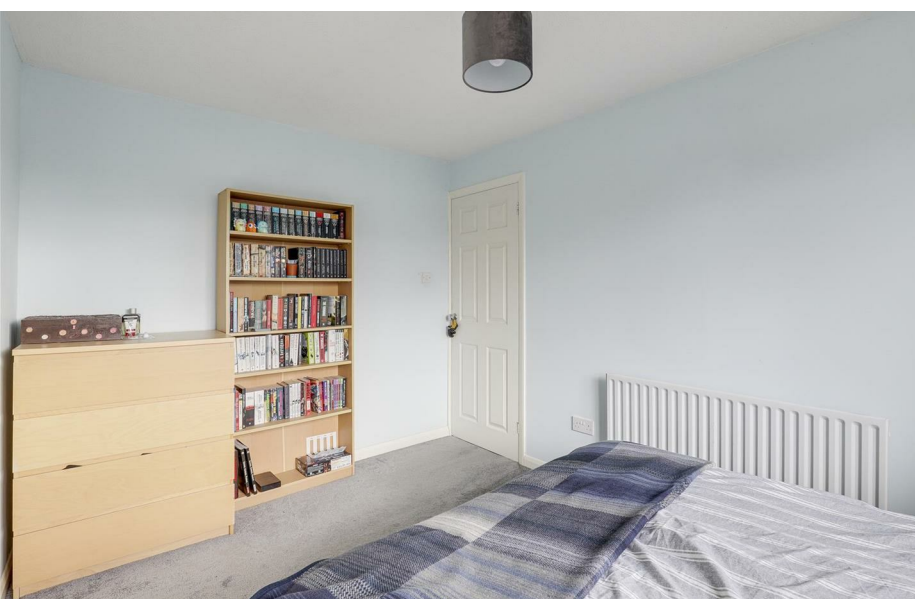
GUIDE PRICE £190,000 - £210,000

NO UPWARD CHAIN...

This three-bedroom semi-detached home is an ideal choice for first-time buyers and is offered with no upward chain. Conveniently situated within easy reach of local amenities, excellent transport links, including nearby tram stops and great school catchments. The ground floor features an entrance hall leading to a spacious reception room and a modern kitchen diner, providing the perfect space for cooking, dining, and entertaining. Upstairs, there are two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the front of the property benefits from a driveway providing off-road parking and a garden area with a lawn, plants, and shrubs. To the rear, the low-maintenance garden offers a mix of patio and decked seating areas, along with a gravel section, creating a versatile outdoor space to enjoy.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway
- Low-Maintenance Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'11" x 4'7" (2.13m x 1.42m)

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

Living Room

15'4" x 11'5" (4.69m x 3.49m)

The living room has carpeted flooring, a feature fireplace and a UPVC double-glazed bow window to the front elevation.

Kitchen Diner

14'0" x 8'10" (4.29m x 2.71m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler with HIVE, an in-built storage cupboard, a radiator, wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9'0" x 5'10" (2.75m x 1.79m)

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

Master Bedroom

12'6" x 8'5" (3.83m x 2.59m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'10" x 8'7" (3.62m x 2.62m)

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

Bedroom Three

9'6" x 5'11" (2.92m x 1.82m)

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

Bathroom

5'10" x 5'5" (1.78m x 1.66m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, double gated access to the rear garden, a lawn with plants and shrubs and fence panelling boundaries.

Rear

To the rear of the property is an enclosed low-maintenance garden with a paved patio area, a decked seating area, a gravel area and fence panelling boundaries.

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

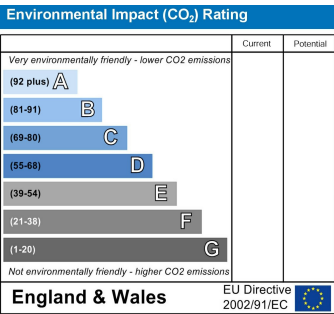
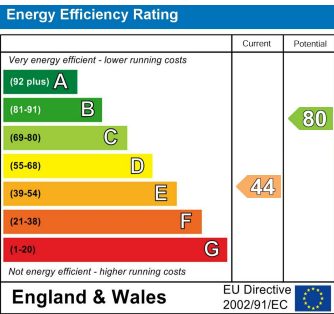
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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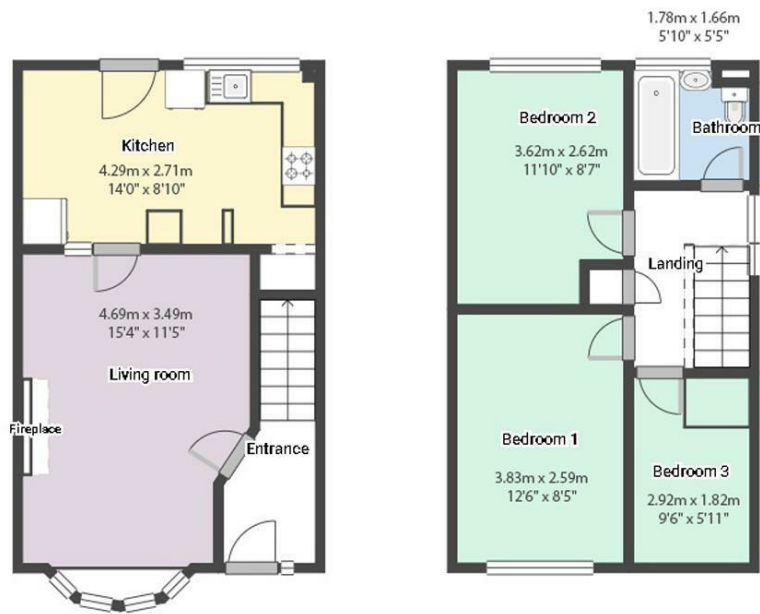
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 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



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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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