

HoldenCopley

PREPARE TO BE MOVED

Piccadilly, Highbury Vale, Nottinghamshire NG6 9FN

Guide Price £220,000 - £230,000

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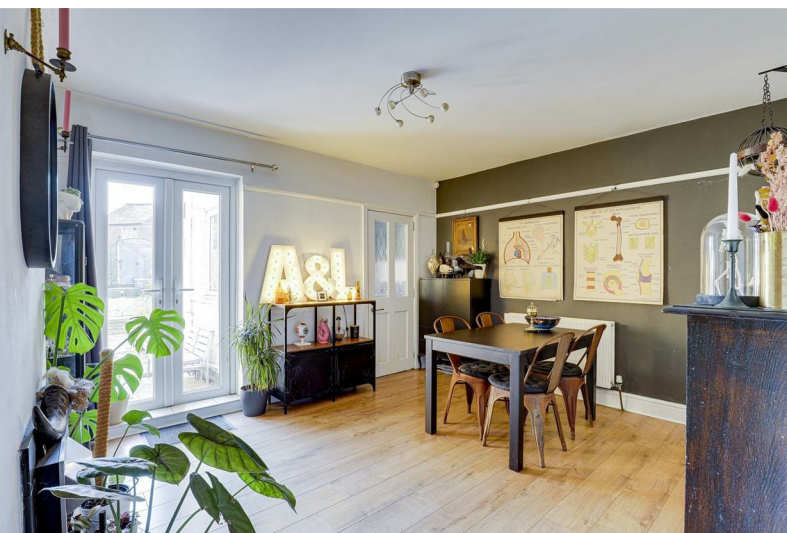


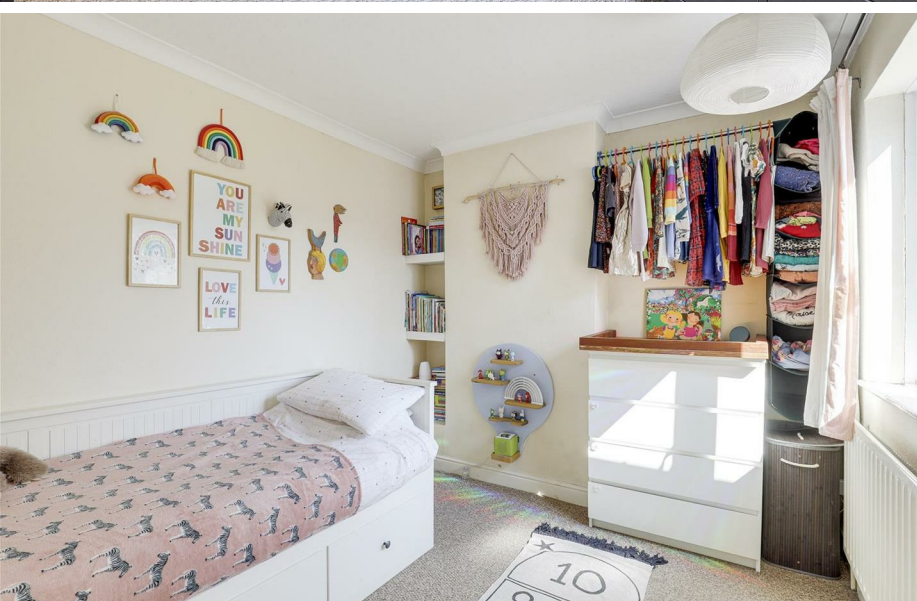
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WELL PRESENTED THROUGHOUT...

Brimming with character and quirky charm, this delightful three-bedroom semi-detached house is ideal for first-time buyers or a small family. Situated in a popular residential area, the property boasts excellent access to local shops, hospitals, and amenities, as well as being within sought-after school catchments. Its convenient location also places it close to the city centre and the M1, making it perfect for commuters. Inside, the ground floor features a entrance hall leading to two spacious and versatile reception rooms, a well-fitted kitchen, a utility room, and a downstairs W/C. Upstairs, you'll find two generously-sized double bedrooms and a modern three-piece bathroom suite. Externally, the property offers a low-maintenance front courtyard with access to on-street parking. To the side and rear, enjoy a fully enclosed garden complete with a patio area, a lawn, a decked seating area, and a versatile workshop.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms With Fireplaces
- Galley-Style Kitchen
- Utility & W/C
- Enclosed Rear Garden With Patio & Lawn
- Three-Piece Bathroom Suite
- On-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*3" x 3*0" (1.00m x 0.93m)

The entrance hall has wood-effect flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

13*10" x 12*4" into bay (4.24m x 3.78m into bay)

The living room has wood-effect flooring, a picture rail, a radiator, a TV point, a feature fireplace with a decorative surround, and a UPVC double-glazed bay window to the front elevation.

Dining Room

13*9" x 11*3" (4.21m x 3.45m)

The dining room has wood-effect flooring, a radiator, a picture rail, an in-built cupboard, space for a dining table, a feature fireplace with a decorative surround, and double French doors providing access to the rear garden.

Kitchen

8*8" x 6*9" (2.65m x 2.07m)

The kitchen has fitted wall and base units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven, gas hobs with a stainless steel extractor fan and splashback, space and plumbing for an under-counter washing machine and a dishwasher, partially tiled walls, tiled flooring, LED plinth lighting, and two UPVC double-glazed windows to the side elevation.

Utility Room

5*10" x 4*3" (1.78m x 1.31m)

The utility room has tiled flooring, a wall-mounted boiler, space for a fridge freezer, and a single UPVC door providing side access.

W/C

6*0" x 2*3" (1.85m x 0.70m)

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

FIRST FLOOR

Landing

14*9" x 7*3" (4.52m x 2.21m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

13*10" x 12*4" (4.23m x 3.78m)

The first bedroom has carpeted flooring, a radiator, a TV point, an original open fireplace, and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

10*6" x 8*9" (3.22m x 2.69m)

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

Bedroom Three

8*7" x 6*9" (2.63m x 2.07m)

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

Bathroom

6*0" x 5*5" (1.85m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead mains fed rainfall shower, a shower screen, a heated towel rail, floor to ceiling tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a small low maintenance courtyard, gated access to the side, on-street parking, and a brick wall boundary.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, decked seating area, and a workshop.

Workshop

12*4" x 8*8" (3.77m x 2.65m)

The workshop has lighting and ample storage space.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal - Good 4G/5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - TBC

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - TBC

Non-Standard Construction - TBC

Any Legal Restrictions - TBC

Other Material Issues - TBC

DISCALIMER

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.

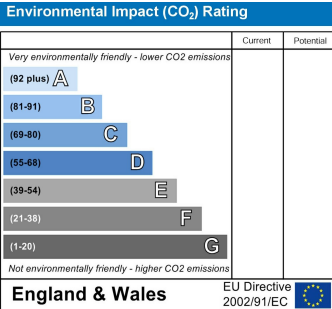
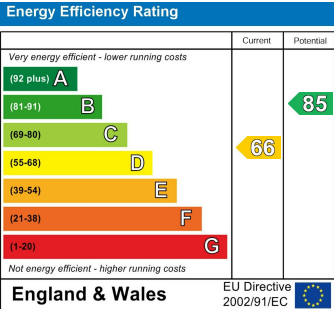
The vendor has advised the following:

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 licence 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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