

HoldenCopley

PREPARE TO BE MOVED

Hotspur Close, Basford, Nottinghamshire NG6 0FW

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000

DETACHED BUNGALOW.....

This charming detached bungalow is situated in a highly desirable location, perfect for buyers looking for the ease and convenience of single-level living. Offering excellent transport links and within close proximity to shops and local amenities, this home is ideal for those seeking both comfort and accessibility. Upon entering, you are welcomed into a spacious living room, featuring a large bow window that allows natural light, creating a bright and inviting atmosphere. The well-presented fitted kitchen is equipped with everything you need. The modern bathroom boasts a stylish three-piece suite, including a wet room area with an overhead shower—a practical and convenient feature. The bungalow comprises two bedrooms: a generous double master bedroom and a comfortable single bedroom and externally the property benefits from a driveway to the front, providing off-road parking and access to the garage. To the side, you'll find a private enclosed wrap-around garden, complete with a patio and a lawned area.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- Living Room With Feature Fireplace
- Three-Piece Bathroom Suite
- Wet Room Style Shower
- Garage & Driveway
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Living Room

16'4" x 11'6" (5.00m x 3.53m)

The living room has carpeted flooring, a radiator, a TV point, a feature electric fireplace with a decorative surround, a UPVC double-glazed window to the side elevation, and a UPVC double-glazed bow window to the front elevation, and a single composite door providing access into the accommodation.

Hallway

The hallway has carpeted flooring and provides access to the rest of the accommodation. Additionally, there is access to the loft.

Kitchen

9'8" x 7'6" (2.97m x 2.29m)

The kitchen has fitted wall and base units with a rolled edge marble effect worktop, a stainless steel sink with a swan neck mixer tap and drainer, integrated cooker with an induction hob, a stainless steel splashback and extractor fan, space for a fridge freezer, space and plumbing for a washing machine/dishwasher, a chrome heated towel rail, a UPVC double-glazed window to the side elevation and a UPVC door leading providing side access.

Bathroom

8'9" x 5'6" (2.69m x 1.70m)

The bathroom has a concealed dual flush W/C combined with a sunken wash basin and fitted storage units, a mirrored cabinet, a heated wall-mounted towel rail, a wet-room style area with an overhead rainfall thermostatic shower and a handheld shower head, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Master Bedroom

10'2" x 10'2" (3.12m x 3.10m)

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

Bedroom Two

10'2" x 6'0" (3.12m x 1.85m)

The second bedroom has carpeted flooring, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access to a garage, external lighting, and a paved area.

Side & Rear

At the side and rear of the property, you will find an enclosed wrap-around garden featuring a patio area, a lawn, various plants, an outdoor tap, two sheds, external lighting, and fenced panelled boundaries with gated access.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply

- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+ - TBC
- Flood Risk Area - Very Low
- Non-Standard Construction – TBC
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

DISCLAIMER

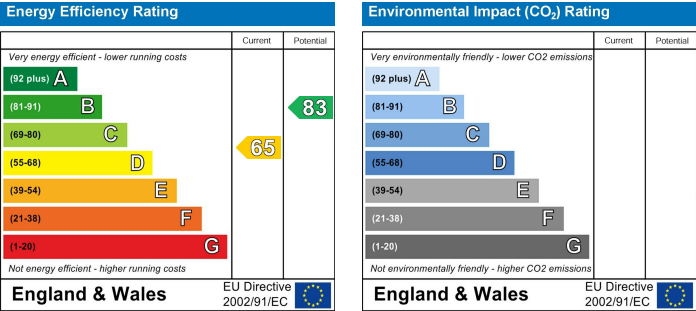
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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