

# HoldenCopley

PREPARE TO BE MOVED

Rowans Crescent, Basford, Nottinghamshire NG6 8YH

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**Guide Price £250,000 - £260,000**

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WELL PRESENTED THROUGHOUT...

This four-bedroom end town house is the ideal family home, offering spacious and versatile living across three well-appointed levels. Upon entering the property, you're welcomed into an entrance hall that includes a downstairs W/C and to the rear is a spacious kitchen diner complete with double French doors that open out on to the rear garden. The first floor boasts a bright living room, a generous double bedroom, and a three-piece bathroom suite. On the second floor, you'll find three further double bedrooms, including a master bedroom with in-built wardrobes and its own en-suite bathroom. Externally, the home benefits from an integral garage and a driveway offering off-street parking. The rear garden features a patio area and a well-maintained lawn, ideal for outdoor enjoyment. Located close to shops, amenities, and within the catchment of well-regarded schools, the property also offers excellent transport links, with easy access to the M1 motorway.

MUST BE VIEWED!





- Three-Storey End Townhouse
- Four Bedrooms
- Ground Floor W/C
- Spacious Living Room
- Kitchen/Diner
- Bathroom & En-Suite
- Enclosed Rear Garden
- Driveway
- Integral Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'1" x 6'4" (4.92 x 1.95)

The entrance hall has tiled flooring and carpeted stairs, a radiator, and a single composite door providing access into the accommodation.

W/C

5'10" x 3'0" (1.79 x 0.92)

This space has a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a radiator, an extractor fan, and tiled flooring.

Kitchen/Diner

15'9" x 11'7" (4.81 x 3.55)

The kitchen has fitted wall and base units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with gas hobs, a stainless steel splashback and extractor fan, a dishwasher, space and plumbing for a washing machine, space for an American-Style fridge freezer, space for dining table, a radiator, partially tiled walls, tiled flooring, two UPVC double-glazed windows to the rear elevation, and double French door providing access to the rear garden.

FIRST FLOOR

Landing

13'5" x 6'3" (4.11 x 1.93)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and provides access to the first floor accommodation.

Living Room

15'9" x 11'9" (4.82 x 3.60)

The living room has carpeted flooring, a radiator, a TV point, a recessed chimney breast alcove with a hearth and a decorative surround, and two UPVC double-glazed windows to the rear elevation.

Bedroom Four

11'10" x 7'9" (3.62 x 2.38)

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

Bathroom

9'2" x 5'4" (2.80 x 1.64)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin and mixer tap, a panelled bath with an overhead handheld shower, a shower screen, an electric shaving point, an in-built cupboard, a radiator, an extractor fan, partially tiled walls and Herringbone-style flooring.

SECOND FLOOR

Upper Landing

5'8" x 3'10" (1.75 x 1.19)

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

Master Bedroom

5'5" x 2'11" (1.67 x 0.89)

The master bedroom has carpeted flooring, two radiators, two in-built wardrobes, two UPVC double-glazed windows to the front elevation, and access into the en-suite.

En-Suite

6'3" x 5'11" (1.93 x 1.82)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mixer tap and tiled splashback, a walk-in shower enclosure with an overhead shower and a handheld shower head, a radiator, an extractor fan, a shaver socket, partially tiled walls and Herringbone-style flooring.

Bedroom Two

10'7" x 9'4" (3.24 x 2.85)

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

Bedroom Three

9'3" x 9'8" (2.82 x 2.95)

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

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, an integral garage, and gated side access to the rear garden.

Garage

The integral garage has an up-and-over door opening out on to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, external lighting, an outside tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media, CityFibre

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

Phone Signal – Good 4G / some 5G

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+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

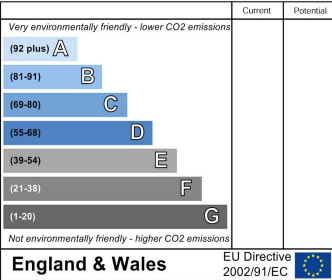
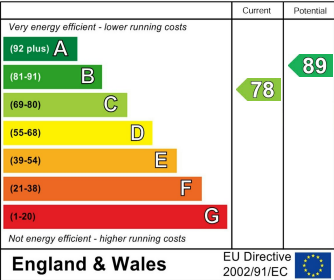
The vendor has advised the following:

Property Tenure is Freehold

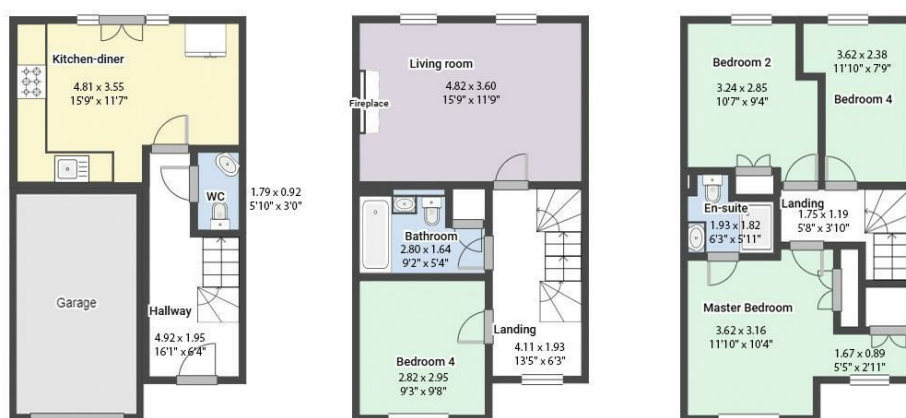
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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