

HoldenCopley

PREPARE TO BE MOVED

Aldwych Close, Nuthall, Nottinghamshire NG16 1QH

£220,000

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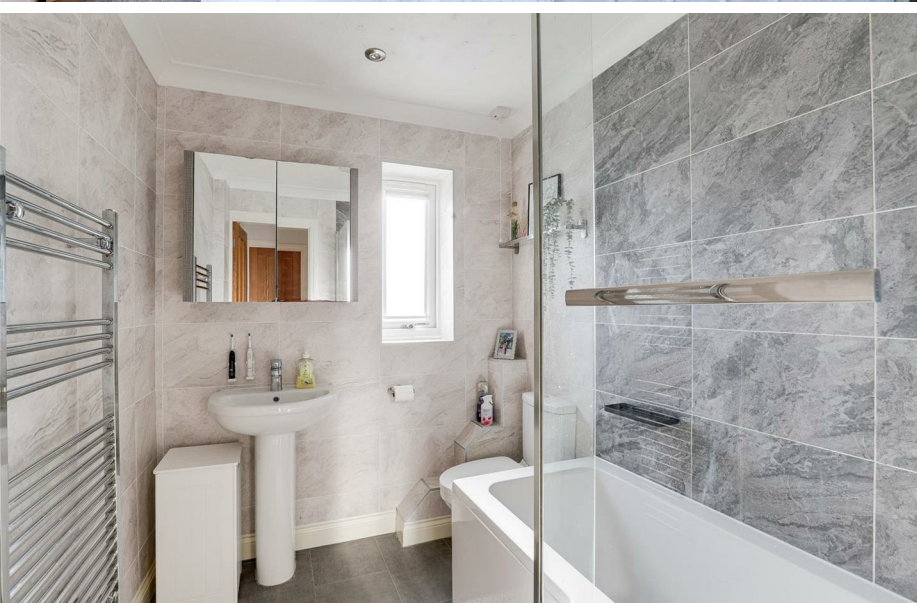


WELL PRESENTED THROUGHOUT...

Situated in a sought-after residential area, this stylish and well-presented two-bedroom semi-detached house offers the perfect blend of comfort, practicality, and convenience. The ground floor features a contemporary fitted kitchen complete with integrated appliances, ample storage, and generous space for a dining table. To the rear, a bright reception room opens out through elegant double French doors onto the garden. Upstairs, the property boasts a spacious double bedroom, a comfortable single bedroom, and a beautifully finished three-piece bathroom suite. The windows and patio doors have all been replaced within the past 12 months, significantly enhancing the property's energy efficiency. Externally, the front of the home offers off-street parking via a private driveway and gated side access to the rear. The enclosed rear garden offers a decked seating area, artificial lawn, and a patio perfect for relaxing or entertaining. Ideally located close to local shops, highly regarded schools, and with excellent transport links including immediate access to the M1.

MUST BE VIEWED!





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room With Double French Doors
- Modern Kitchen/Diner
- Three-Piece Bathroom Suite
- Enclosed Garden With Decking & Patio
- Driveway
- Recently Renovated / New Windows & Patio Doors
- Great Location
- Must Be Viewed





GROUND FLOOR

Kitchen/Diner

13'7" x 10'6" (4.15m x 3.21m)

The kitchen has fitted wall and base units with marble-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, a vertical radiator, space and plumbing for a washing machine, an integrated oven with a hob, an integrated microwave, an integrated fridge freezer, space for a dining table, partially tiled walls, wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the front elevation, and a composite door proving access into the accommodation.

Living Room

13'7" x 12'2" (4.15m x 3.73m)

The living room has carpeted flooring, coving to the ceiling, a radiator, a TV point, a UPVC double-glazed window to the rear elevation, and double French door providing access to the rear garden.

FIRST FLOOR

Landing

6'1" x 6'0" (1.87m x 1.84m)

The landing has carpeted flooring, coving to the ceiling, access to a boarded loft with lighting via pull-down ladder, and a provides access to the first floor accommodation.

Master Bedroom

13'7" x 8'10" (4.15m x 2.71m)

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

Bedroom Two

10'8" x 7'3" (3.27m x 2.21m)

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

Bathroom

7'7" x 6'0" (2.32m x 1.84m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, an L-shaped panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, a chrome heated towel rail, floor to ceiling tiled walls, vinyl flooring, recessed spotlights, coving to the ceiling, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed garden with a decked seating area, an artificial lawn, various shrubs, a patio area with space for seating and a shed and fence panelled boundaries.

ADDITIONAL INFORMATION

Council Tax Band Rating - Broxtowe Borough 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

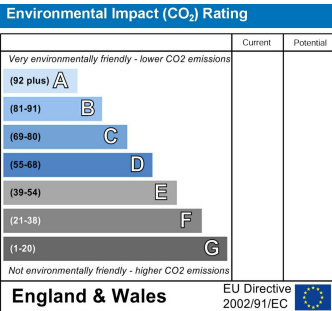
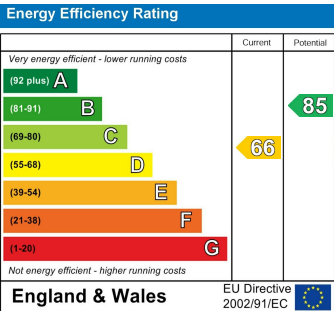
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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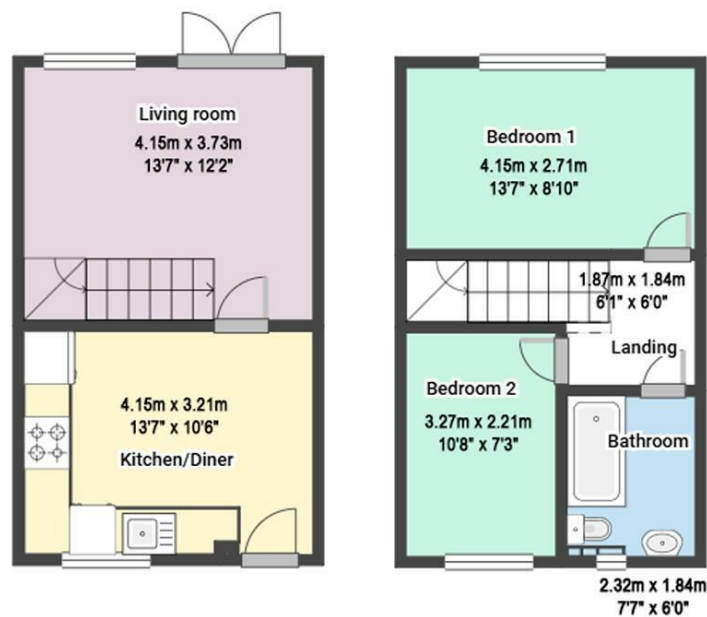
DISCLAIMER

Broadband Networks - Openreach, CityFibre, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
Phone Signal – Good 4G/5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Electric or 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 - Very Low
Non-Standard Construction – TBC
Any Legal Restrictions – TBC
Other Material Issues – TBC



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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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