

HoldenCopley

PREPARE TO BE MOVED

Christina Crescent, Cinderhill, Nottinghamshire NG6 8SH

Offers In The Region Of £225,000

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NO UPWARD CHAIN...

This detached home is located in a well-established residential area with great transport links and close proximity to local amenities, offering convenience and accessibility. The ground floor includes a small porch and entrance hall, a living room featuring a traditional fireplace, a separate dining room, and a fitted kitchen with space for appliances and a breakfast bar. Upstairs, the property offers three generously sized bedrooms, a two-piece bathroom suite, and a separate W/C. Externally, the front features a lawned garden and off-street parking. Gated access leads to the rear, where there is a detached garage and a lawned garden area.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Separate Dining Room
- Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Ample Storage Space
- Garage
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Porch

8'5" x 4'3" (2.59m x 1.30m)

The porch has carpeted flooring, a panelled ceiling, two UPVC double-glazed windows to the front and side elevations, and a UPVC glass door providing access into the porch.

Entrance Hall

14'4" x 6'1" (4.39m x 1.87m)

The entrance hall has wood-effect flooring, a wall-mounted electric heater, a full-sized stained glass window to the front elevation, and a wooden door providing access into the accommodation.

Living Room

12'6" x 12'5" (3.82m x 3.79m)

The living room has carpeted flooring, a fireplace with a decorative surround and a hearth, a radiator, coving to the ceiling, and a window to the front elevation.

Dining Room

12'7" x 10'6" (3.84m x 3.22m)

The dining room has wood-effect flooring, a wall-mounted electric heater, a fireplace surround and a hearth, a serving hatch, and a window to the rear elevation.

Kitchen

16'8" x 8'0" (5.10m x 2.45m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a double sink with a mixer tap and a drainer, an integrated hob with an extractor fan, an integrated oven, space for undercounter appliances, in-built storage cupboard, partially tiled walls, coving to the ceiling, and two windows to the side and rear elevations.

FIRST FLOOR

Landing

9'3" x 8'9" (2.83m x 2.68m)

The landing has wooden floorboards, a wall-mounted electric heater, access to the loft, a window to the side elevation, and provides access to the first floor elevation.

Master Bedroom

13'1" x 11'2" (4.01m x 3.41m)

The main bedroom has carpeted flooring, a wall-mounted electric heater, a radiator, coving to the ceiling, and a window to the front elevation.

Bedroom Two

11'11" x 9'10" (3.65m x 3.02m)

The second bedroom has carpeted flooring, coving to the ceiling, and a window to the rear elevation.

Bedroom Three

8'6" x 7'6" (2.60m x 2.31m)

The third bedroom has carpeted flooring, an in-built storage cupboard, coving to the ceiling, and a window to the front elevation.

W/C

5'8" x 2'4" (1.75m x 0.73m)

This space has a low level flush W/C, and an obscure window to the rear elevation.

Bathroom

6'0" x 5'8" (1.83m x 1.73m)

The bathroom has a wall-mounted wash basin, a panelled bath, a chrome heated towel rail, and an obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned area, a driveway providing off-street parking, gated access to the rear of the property, and a range of mature plants and bushes.

Rear

To the rear of the property is a lawned garden with a variety of mature plants and trees, a pathway and a garage.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – Some 5G and all 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

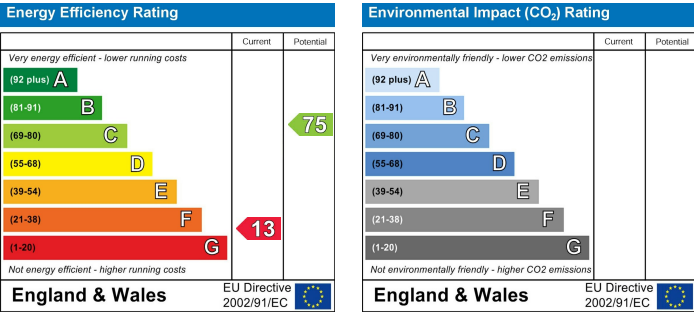
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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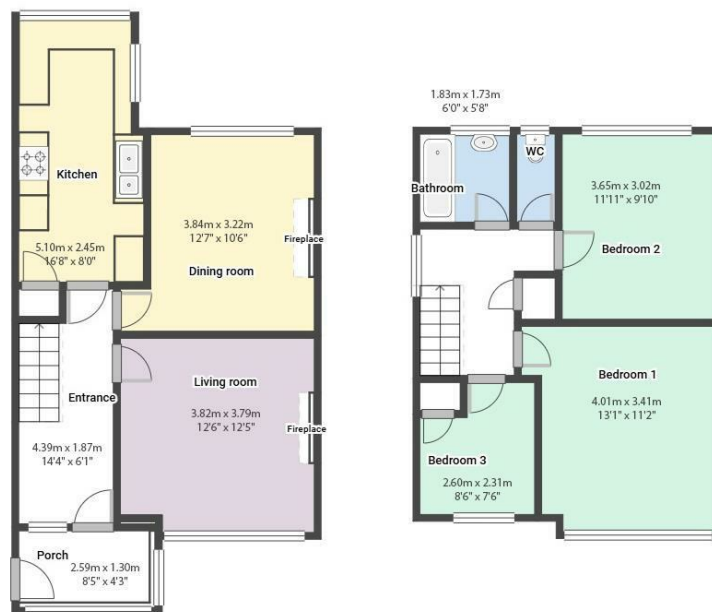
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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