

# HoldenCopley

PREPARE TO BE MOVED

Deepdene Way, Cinderhill, Nottinghamshire NG8 6BX

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£160,000



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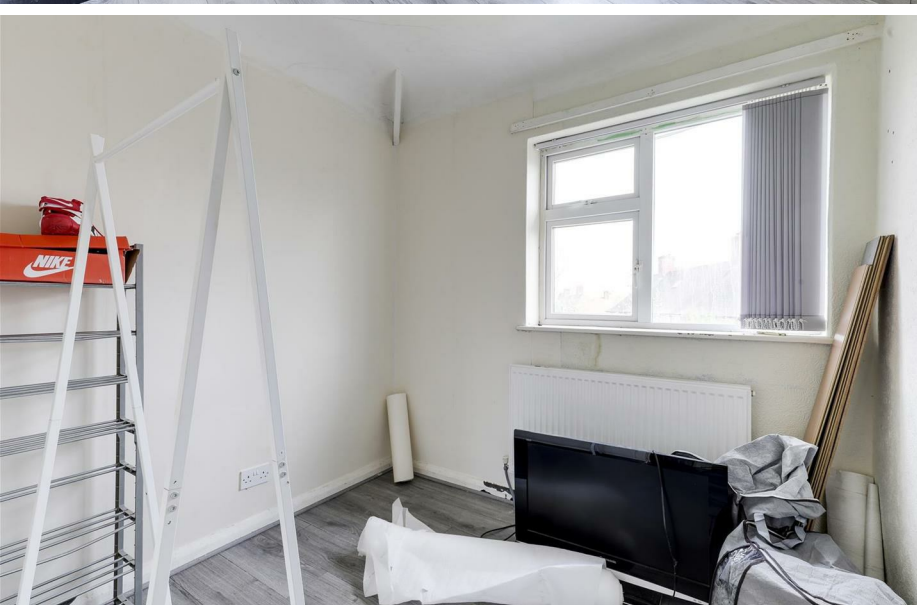
## NO UPWARD CHAIN...

This three-bedroom semi-detached property is situated in a popular residential area, close to a range of local amenities including shops, schools, and parks. With excellent transport links nearby, including easy access to the M1, this home offers plenty of convenience, making it an ideal purchase for families, first time buyers, or investors alike. To the ground floor, the property features a spacious living room with a charming feature fireplace, and a bright and airy fitted kitchen with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property has a lawned front garden and gated side access leading through to a generous rear garden, complete with a lawn and mature hedge boundaries that provide a sense of privacy. Offered to the market with no upward chain, this property represents a fantastic opportunity to create a wonderful family home or a smart addition to any property portfolio.

MUST BE VIEWED







- Semi-Detached Home
- Three Bedrooms
- Living Room With Feature Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Lawned Front Garden
- Private Enclosed Rear Garden
- Residential Location
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Hallway

4'3" x 2'9" (1.30 x 0.84)

The hallway has wooden floorboards and stairs, a wall-mounted alarm panel, and a single UPVC door providing access into the accommodation.

Living Room

14'7" x 11'0" (4.46 x 3.37)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a ceiling rose, and a UPVC double-glazed window to the front elevation.

Kitchen

17'9" x 8'4" (5.43 x 2.56)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a tap and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, an in-built storage cupboard, wood-effect flooring, partially tiled walls, a radiator, UPVC windows to the rear elevation, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

3'11" x 2'9" (1.21 x 0.85)

The landing has wood-effect flooring, a picture rail, a UPVC double-glazed window to the side elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

9'10" x 9'8" (3.02 x 2.95)

The master bedroom has wood-effect flooring, a radiator, a picture rail, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

11'5" x 9'8" (3.49 x 2.96)

The second bedroom has wood-effect flooring, a radiator, a picture rail, and a UPVC double-glazed window to the front elevation.

Bedroom Three

7'10" x 6'10" (2.41 x 2.09)

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

Bathroom

6'10" x 6'1" (2.09 x 1.86)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bath, tiled flooring, a radiator, a partially tiled wall, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a paved pathway, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a lawned garden with a paved pathway, and fence panelled and hedge boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 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 A

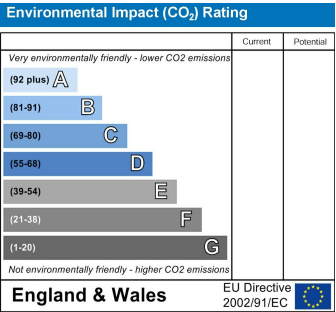
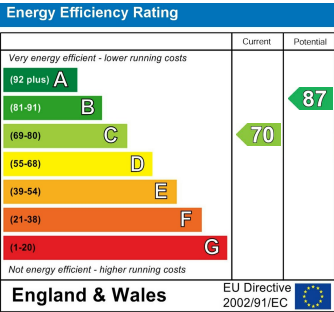
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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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