

HoldenCopley

PREPARE TO BE MOVED

Christina Avenue, Cinderhill, Nottinghamshire NG6 8SG

£250,000

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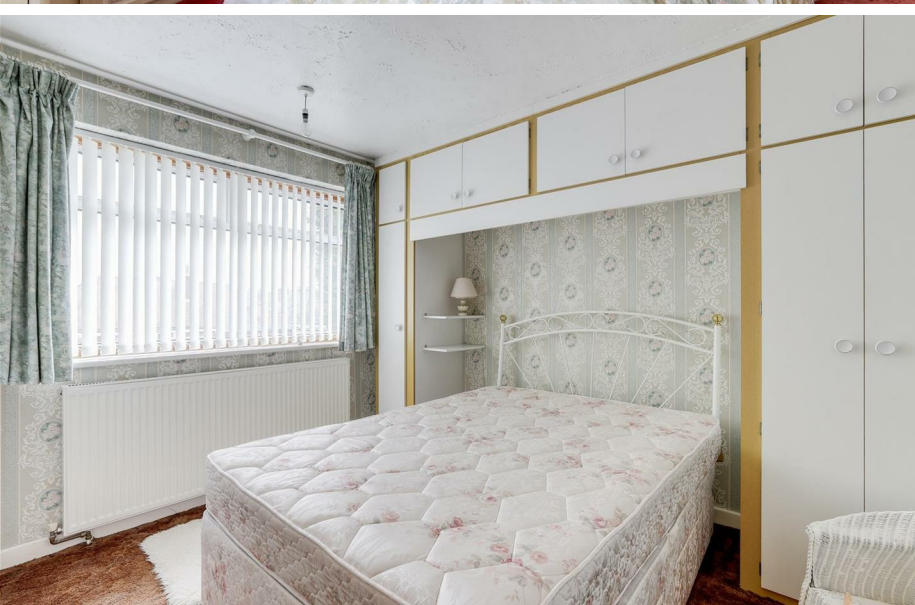


NO UPWARD CHAIN...

Positioned in a popular location with convenient access to local amenities, schools, tram stops, and excellent commuting links, this three-bedroom detached house presents a fantastic opportunity to create a wonderful family home and offered to the market with no upward chain. Upon entering, the ground floor comprises an entrance hall leading to a spacious open-plan reception room, to accommodate both relaxation and dining areas. Adjacent is a fitted kitchen along with a convenient ground floor W/C. The upper level offers two double bedrooms, a comfortable single bedroom, and a four-piece bathroom suite. Externally, to the front, a driveway provides off-road parking, leading to a carport and a garden area with a lawn framed by mature plants and shrubs. The rear garden features a patio seating area, a gravelled section for low-maintenance upkeep, established planting, and access to the garage.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Open-Plan Reception Room
- Fitted Kitchen
- Conservatory
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway, Carport & Garage
- No Upward Chain
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

15'1" x 6'2" (max) (4.62m x 1.90m (max))
The entrance hall has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Living/Dining Room

25'6" x 12'5" (max) (7.79m x 3.80m (max))
The living/dining room has carpeted flooring, two radiators, ceiling coving, a feature fireplace, a UPVC double-glazed window to the front elevation and sliding patio doors providing access to the conservatory.

Conservatory

11'0" x 10'2" (3.37m x 3.11m)
The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and a single UPVC door providing access to the rear garden.

Kitchen

8'9" x 8'1" (2.69m x 2.47m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and a mixer tap, an integrated oven & gas hob, space and plumbing for a washing machine, tiled walls, vinyl flooring, a window to the rear elevation and a single door providing access to the side of the property.

W/C

5'1" x 2'4" (1.57m x 0.73m)
This space has a low level flush W/C, a vanity storage unit with a wash basin, carpeted flooring and a window to the front elevation.

FIRST FLOOR

Landing

9'2" x 8'10" (max) (2.80m x 2.70m (max))
The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

13'1" x 10'10" (max) (4.00m x 3.31m (max))
The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted floor-to-ceiling wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'1" x 10'0" (max) (3.69m x 3.05m (max))
The second bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'10" x 7'10" (max) (2.70m x 2.40m (max))
The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bathroom

8'10" x 5'8" (2.70m x 1.74m)
The bathroom has a low level concealed dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with an electric shower fixture, partially tiled walls, an extractor fan, a radiator, carpeted flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the carport and a garden area with a lawn, plants and shrubs.

Carport

26'7" x 8'9" (8.11m x 2.68m)
The carport has double doors to the front and rear elevations and a polycarbonate roof.

Rear

To the rear is an enclosed garden with a patio seating area, a gravel area, a range of plants and shrubs, access to the garage and fence panelling boundaries.

Garage

21'10" x 8'2" (6.66m x 2.51m)
The garage provides ample storage space and an up-and-over door.

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 license 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.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

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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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