

# HoldenCopley

PREPARE TO BE MOVED

Darwin Close, Top Valley, Nottinghamshire NG5 9LN

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£180,000

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## NO UPWARD CHAIN...

Offered to the market with no upward chain, this move-in ready three-bedroom end-terrace house presents an excellent opportunity for a wide range of buyers, including first-time buyers, families, and investors. Ideally located close to a variety of local amenities, including shops, schools, and excellent transport links. The ground floor welcomes you with an entrance hall that leads into a generously sized reception room, ideal for relaxing or entertaining. To the rear, you'll find a kitchen diner offering plenty of space for family meals, which opens out into a bright conservatory, a perfect additional living space overlooking the garden. Upstairs, the property comprises two double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the front of the property benefits from a driveway providing off-road parking and a lawn. To the rear, an enclosed garden offers a patio seating area and a lawn, creating an ideal space for enjoying the outdoors.

MUST BE VIEWED!





- End-Terraced House
- Three Bedrooms
- Neutral Reception Room
- Fitted Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Driveway
- No Upward Chain
- Move-In Ready
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

8'9" x 4'4" (2.67 x 1.34)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, a wall-mounted boiler, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

13'10" x 12'4" (4.24 x 3.76)

The living room has vinyl flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Kitchen Diner

15'5" x 11'8" (4.71 x 3.56)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas ring hob, partially tiled walls, ceiling coving, a radiator, wood-effect flooring and tiled flooring, a UPVC double-glazed window to the rear elevation and sliding patio doors providing access to the conservatory.

Conservatory

8'6" x 8'1" (2.60 x 2.47)

The conservatory has tiled flooring, polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

8'5" x 6'5" (2.58 x 1.96)

The landing has carpeted flooring, an in-built storage cupboard, UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

14'3" x 8'9" (4.36 x 2.68)

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

Bedroom Two

9'0" x 8'10" (2.75 x 2.70)

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

Bedroom Three

11'2" x 6'5" (3.42 x 1.97)

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

Bathroom

6'4" x 5'6" (1.95 x 1.68)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a heated towel, vinyl 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, a lawn and fence panelling and brick-wall boundaries.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, fence panelling and brick-wall boundaries.

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

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.

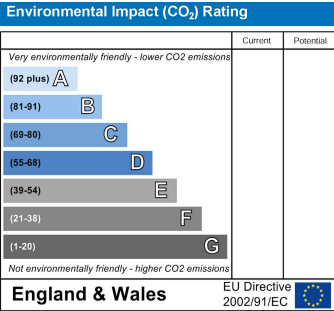
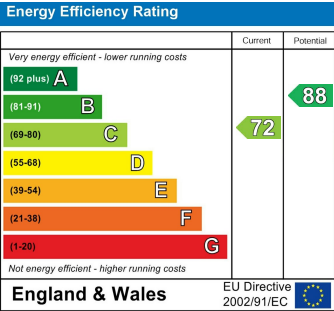
The vendor has advised the following:

Property Tenure is Freehold

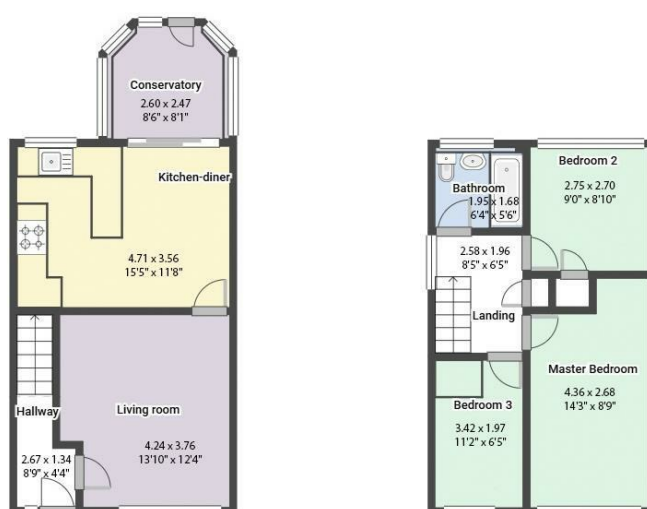
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.



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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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## 01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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