

# HoldenCopley

PREPARE TO BE MOVED

Honiton Road, Broxtowe, Nottinghamshire NG8 6JP

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Guide Price £160,000 - £170,000



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NO UPWARD CHAIN...

Offered to the market with no upward chain, this semi-detached two bedroom property is a fantastic project for first time buyers looking to create their own home from the floor up, or investors looking for a property with plenty of potential for renovation. Situated in a well-connected location, the property is within close proximity to a range of local amenities, excellent transport links, and great schools. Internally, the ground floor offers a spacious living room with a feature fireplace and open access to a large kitchen diner with a breakfast bar and double French doors to the garden. Upstairs, the first floor has two bedrooms, a three piece bathroom suite, and access to the loft room. Externally, the property is situated on a large plot of land, with off-street parking for multiple cars, and access to the garage. To the rear of the property is a large garden with a lawn, storage sheds, and a decked seating area.

MUST BE VIEWED

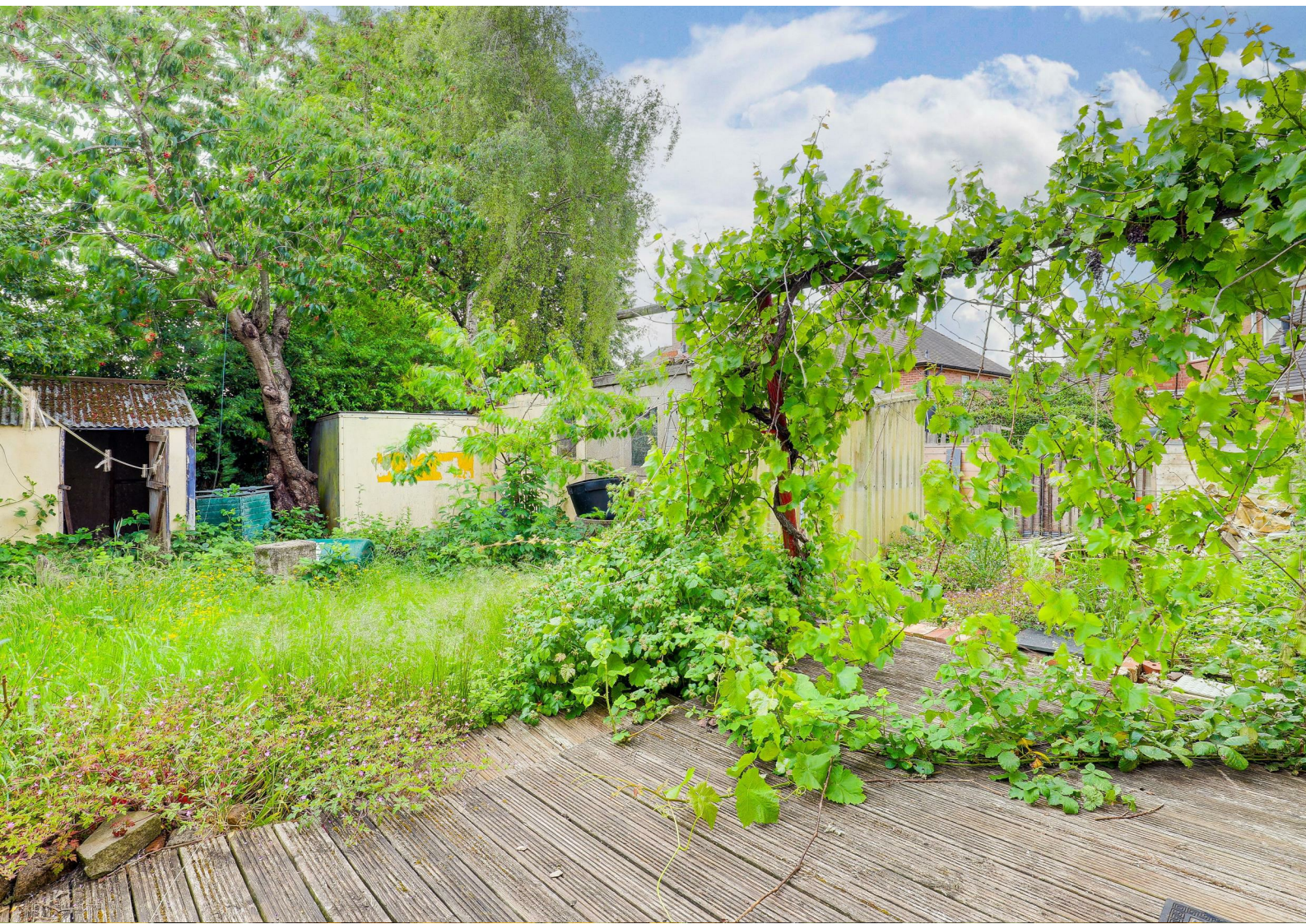






- Semi-Detached House
- Two Bedrooms
- Living Room With Feature Fireplace
- Large Kitchen/Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Street Parking
- Large Plot
- Great Renovation Opportunity
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4'6" x 2'9" (1.38m x 0.85m)

The entrance hall has wood-effect flooring, stairs, and a single UPVC door leading into the accommodation.

Living Room

14'10" x 13'11" into bay (4.54m x 4.26m into bay)

The living room has wood-effect flooring, a feature fireplace with an exposed brick decorative surround, two exposed brick arched alcoves, a fitted base unit, a dado rail, coving to the ceiling, a UPVC double-glazed bay window to the front elevation, and open access to the kitchen/diner.

Kitchen/Diner

18'1" x 8'9" (5.53m x 2.68m)

The kitchen/diner has a range of fitted base and wall units with wooden worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and hob, a wall-mounted combi-boiler, space for a fridge freezer, a radiator, a dado rail, recessed spotlights, two UPVC double-glazed windows to the rear and side elevations, and double French doors leading out to the rear garden.

W/C

4'11" x 3'4" (1.50m x 1.04m)

This space has a low level flush W/C, a pedestal wash basin, and wood-effect flooring.

FIRST FLOOR

Landing

8'11" x 2'9" (2.73m x 0.85m)

The landing has wooden floorboards, a window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

14'11" x 9'6" (4.55m x 2.90m)

The main bedroom has wooden floorboards, a radiator, an original fireplace, a UPVC double-glazed window to the front elevation, and access to the loft.

Bedroom Two

11'4" x 8'11" (3.47m x 2.72m)

The second bedroom has wooden floorboards, in-built storage cupboards, a radiator, a picture rail, and a UPVC double-glazed window to the rear elevation.

Bathroom

8'11" x 8'0" (2.73m x 2.44m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric handheld shower fixture, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

The front of the property has a lawn, a paved area providing off-street parking, access to the garage, and fence panelled boundaries.

Rear

The rear of the property is a private enclosed garden with a lawn, a shed, mature greenery, and a decked seating area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 most 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

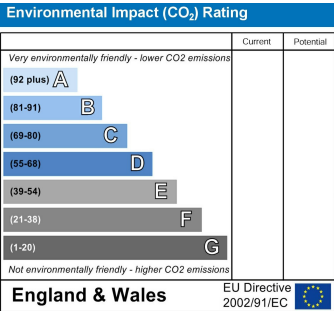
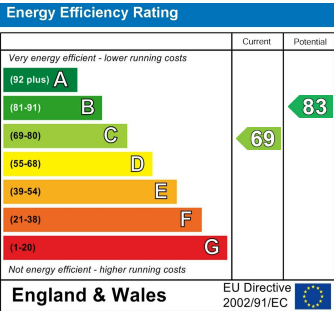
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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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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