

HoldenCopley

PREPARE TO BE MOVED

Holcombe Close, Nottingham, Nottinghamshire NG8 5NU

£180,000

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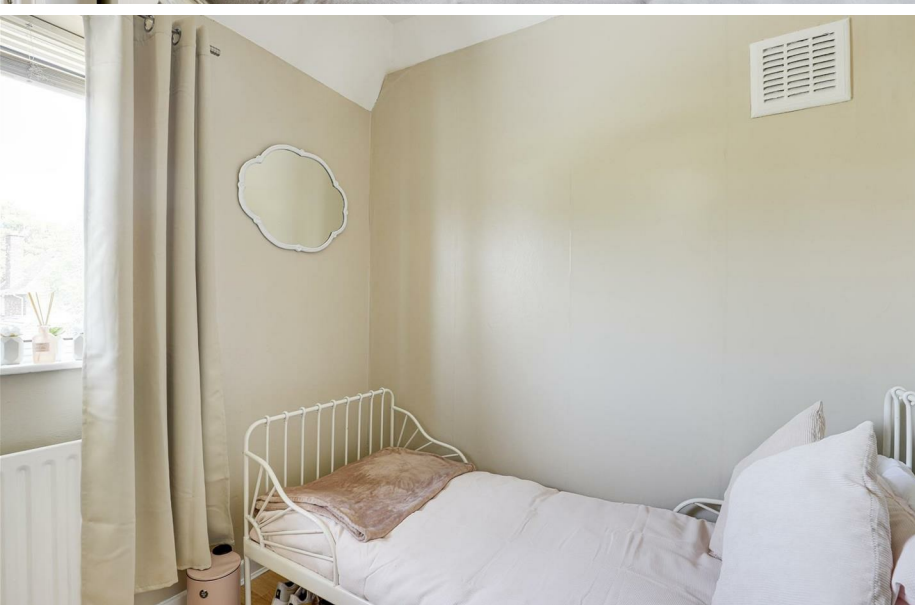


IDEAL FOR FIRST TIME BUYERS...

This three-bedroom end-terrace house is well maintained and would make an ideal purchase for a first-time buyer or young family looking to step onto the property ladder. Occupying a generous plot, the property is situated in a well-connected location, within close proximity to a wide range of local amenities, shops, great schools, and frequent transport links. To the ground floor, the property comprises an entrance hall, a spacious living room, and a modern fitted kitchen-diner offering ample storage and dining space. There is also a versatile garden room to the rear, perfect for use as a second reception area, playroom, or home office. Upstairs, the first floor hosts three well-proportioned bedrooms, a three-piece bathroom suite, and access to a fully boarded loft, ideal for storage or potential conversion. Externally, the property stands out with a large front driveway laid with bark chippings, providing off-street parking for up to five vehicles. To the rear is a private, low-maintenance garden, also finished with bark chippings—perfect for relaxing with minimal upkeep.

MUST BE VIEWED





- End-Terrace House
- Three Bedroom
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Garden Room
- Three Piece Bathroom Suite
- Ample Off-Road Parking
- Private Low Maintenance Rear Garden
- Well-Connected Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'7" x 2'9" (1.41m x 0.85m)

The entrance hall has laminate flooring, carpeted stairs and a single composite door providing access into the accommodation.

Living Room

14'0" x 11'0" (4.28m x 3.36m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a feature fireplace with a decorative surround and a built-in cupboard.

Kitchen-Diner

17'5" x 8'4" (5.33m x 2.55m)

The kitchen-diner has a range of fitted base and wall units with worktops, space for a Range cooker with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, space for an under the counter fridge and freezer, space for a dining table, a wall-mounted boiler, vinyl flooring, a radiator, a dado rail, a UPVC double-glazed window to the rear elevation and a sliding patio door providing access into the garden room.

Garden Room

9'3" x 6'1" (2.84m x 1.86m)

The garden room has windows to the side and rear elevations, a polycarbonate roof and double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'0" max x 4'7" (1.84m max x 1.42m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

9'8" x 9'2" (2.96m x 2.81m)

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and a built-in open wardrobe.

Bedroom Two

9'11" max x 9'1" (3.04m max x 2.79m)

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

Bedroom Three

7'11" x 6'10" (2.43m x 2.09m)

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

Bathroom

6'7" x 6'3" (2.02m x 1.92m)

The bathroom has a low level flush W/C, a vanity style wash basin, a corner fitted bath with a seat and a hand-held shower, vinyl flooring, partially tiled walls, a dado rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a driveway with bark chippings and space to park up to five vehicles and a wooden gate providing rear access.

Rear

To the rear is a private low maintenance garden with fence panelled boundaries and bark chippings.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

- 1000 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & some 3G available
- 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

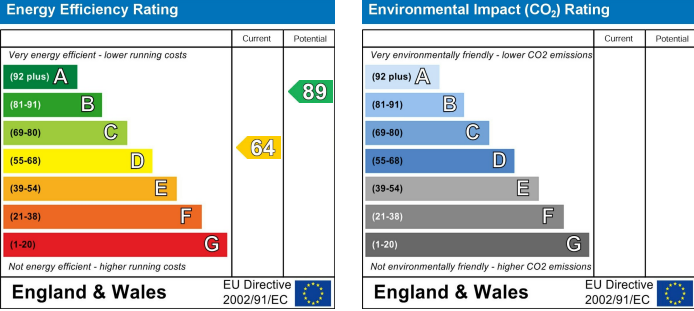
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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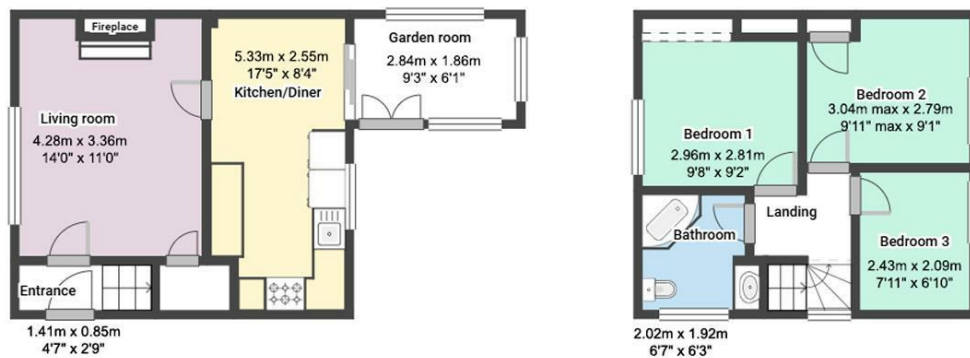
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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