

HoldenCopley

PREPARE TO BE MOVED

Colchester Road, Broxtowe, Nottinghamshire NG8 6LB

Guide Price £180,000

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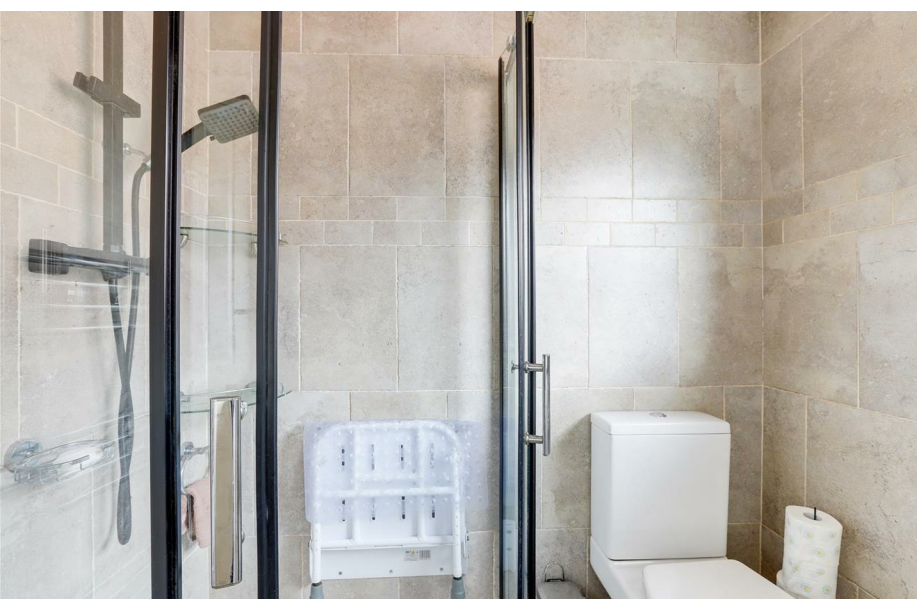
IDEAL FOR FIRST TIME BUYERS...

GUIDE PRICE £180,000 - £200,000

Situated in a convenient area, this three-bedroom end-terrace home is ideal for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, a growing family looking for a cosy home to settle into, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is within easy reach of various local amenities including shops, schools and parks, including Wollaton Hall, Gardens and Deer Park, and excellent transport links into Nottingham City Centre and onto the M1 Motorway. Internally, the ground floor of the home offers an entrance hall leading into a cosy living room with a feature fireplace, and access through to the modern fitted kitchen/diner with a breakfast bar and a pantry. Upstairs, the first floor of the home offers three well-proportioned bedrooms, two of which feature fitted storage, and are serviced by a three piece shower room suite. Externally, the front of the property offers a driveway providing off-street parking, a gravelled and planted area, and access to both the garage and to the low-maintenance rear garden with a block paved seating area, artificial lawn, and a picket fence divider - perfect to enjoy the outdoors without the hassle of upkeep.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Living Room With Feature Fireplace
- Modern Fitted Kitchen/Diner & Pantry
- Three Piece Shower Room
- Ample Storage Space
- Low Maintenance Rear Garden
- Off-Street Parking
- Detached Garage
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'1" x 2'9" (1.55m x 0.86m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, a thermostat, and a single UPVC door providing access into the accommodation.

Living Room

14'10" x 11'10" (max) (4.53m x 3.63m (max))

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

Kitchen/Diner

17'10" x 8'7" (max) (5.45m x 2.63m (max))

The kitchen/diner has fitted base and wall units with a worktop and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double-oven, an integrated electric hob with an angled extractor fan, space and plumbing for a washing machine and a dishwasher, space for a tumble dryer, space for an American-style fridge freezer, wood-effect flooring, partially tiled walls, a radiator, two UPVC double-glazed windows to the rear elevation, a single UPVC door leading out to the rear garden, and access to the pantry.

Pantry

6'4" x 3'7" (1.94m x 1.11m)

The pantry wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'11" x 5'6" (max) (2.72m x 1.69m (max))

The landing has carpeted flooring, a wall-mounted electric heater, a UPVC double-glazed window to the side elevation, coving to the ceiling, and access to the loft.

Master Bedroom

11'8" x 9'8" (max) (3.56m x 2.96m (max))

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

Bedroom Two

11'1" x 8'10" (3.38m x 2.71m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes and overhead cupboards, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'11" x 7'11" (2.72m x 2.43m)

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

Shower Room

6'9" x 5'10" (2.06m x 1.80m)

The shower room has a low level flush W/C, fitted base units with a rolled-edge worktop and a wash basin, a shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the rear, a gravelled area, a planted area, and fence panelled boundaries.

Garage

21'8" x 9'3" (6.61m x 2.82m)

Rear

To the rear of the property is a low-maintenance rear garden with a block paved patio seating area, an artificial lawn, access to the garage, a picket fence divider, and fence panelled 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 – All 4G and some 5G
- 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 – Open Cell Spray Foam insulation in the loft

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

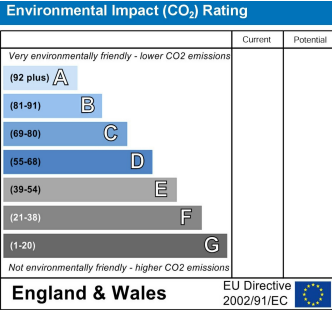
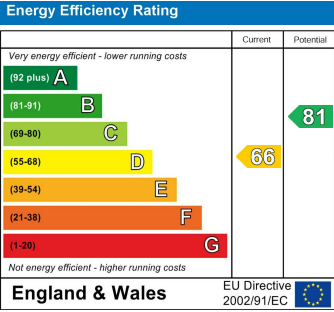
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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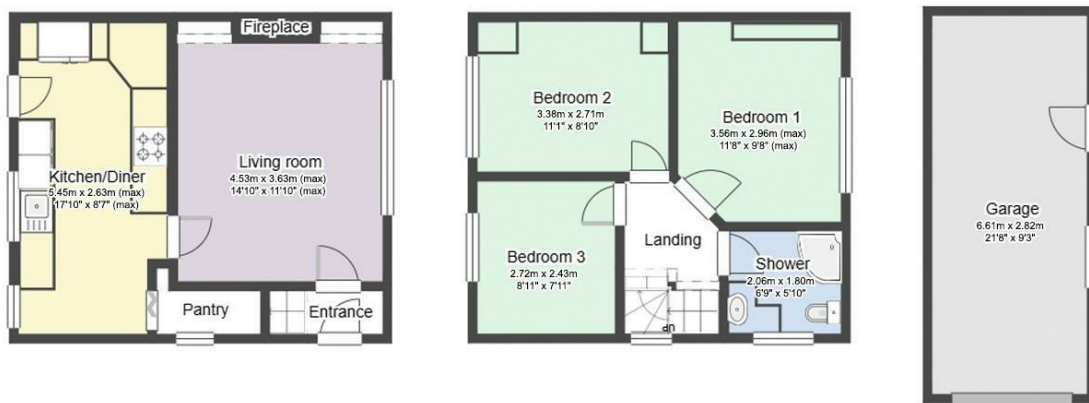
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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