

HoldenCopley

PREPARE TO BE MOVED

Vernon Park Drive, Old Basford, Nottinghamshire NG6 0AF

Asking Price £170,000

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LOCATION, LOCATION, LOCATION... NO UPWARD CHAIN

Situated on a peaceful road, just a short stroll from the tram, this end terraced home offers the perfect blend of convenience and outdoor space. With private gated access to Vernon Park directly from the end of the cul-de-sac, it's an ideal setting for those who enjoy a touch of nature on their doorstep. The property welcomes you via an entrance hall, which provides access to the garage through the cloakroom. To the front, there is a fitted kitchen, while to the rear, a spacious living room benefits from a sliding patio door opening onto the south-facing garden – perfect for relaxing or entertaining. Upstairs, there are two bedrooms and a three-piece bathroom suite. Outside, the front of the property features a driveway leading to the garage, gated rear access, and security lighting. The rear garden is enclosed and south-facing, complete with a patio, lawn, planted borders with various shrubs and plants, fence-panelled boundaries, and additional security lighting.

MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- South-Facing Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- No Upward Chain





GROUND FLOOR

Entrance

5'0" x 3'3" (1.53m x 1.00m)

The entrance hall has wood-effect flooring, a door providing access into the accommodation, access into the cupboard, and access into the garage.

Garage

15'1" x 7'2" (4.61m x 2.20m)

The garage has ample storage, lighting, electrics, and an up-and-over door opening out to the driveway.

Kitchen

11'5" x 7'0" (3.50m x 2.15m)

The kitchen has a range of fitted base and wall unit with worktops and a breakfast bar, a stainless steal sink with a mixer tap and drainer, an integrated oven, has ring hob and extractor hood, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the front elevation.

Living Room

15'0" x 10'5" (max) (4.58m x 3.20m (max))

The living room has wood-effect flooring, a feature fireplace, a TV point, and sliding patio doors opening to the rear garden.

FIRST FLOOR

Landing

10'8" x 6'6" (max) (3.26m x 1.99m (max))

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

Bedroom One

11'6" x 10'3" (3.51m x 3.13m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, fitted wardrobes, coving to the ceiling, and wood-effect flooring.

Bedroom Two

10'6" x 8'0" (3.21m x 2.45m)

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

Bathroom

7'3" x 6'7" (max) (2.22m x 2.01m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a column radiator, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is security lighting, gated access to the rear garden, and a driveway leading to the garage.

Rear

To the rear of the property is an enclosed south-facing rear garden is security lighting, a patio area, a lawn, planted borders with various plants and shrubs, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 B

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.

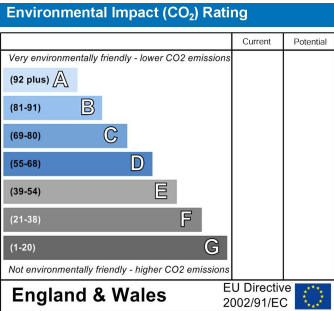
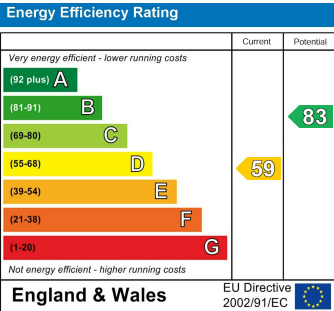
The vendor has advised the following:

Property Tenure is Freehold

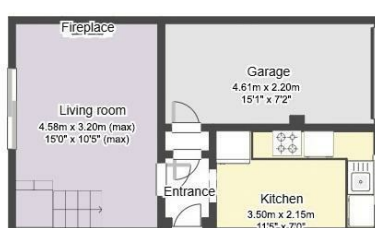
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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