

# HoldenCopley

PREPARE TO BE MOVED

Gothic Close, Basford, Nottinghamshire NG6 0NU

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Guide Price £220,000 - £230,000



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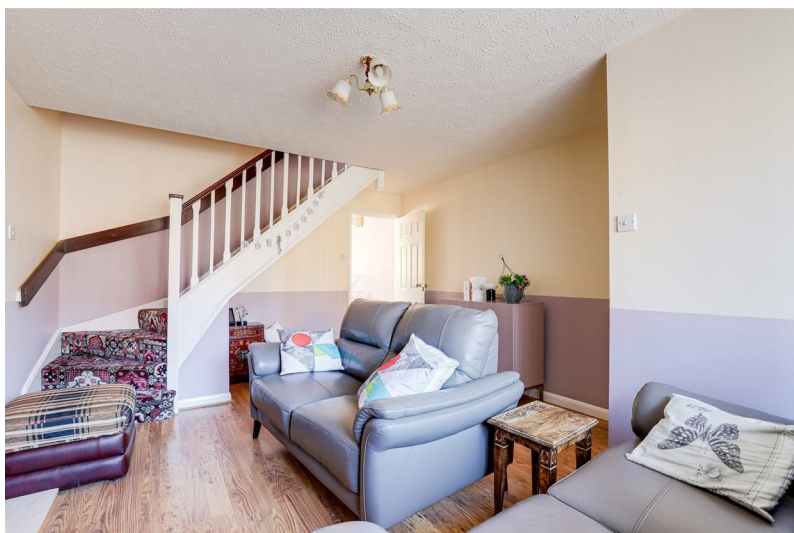


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### PERFECT STARTER HOME...

This three bedroom mid-terraced house is well presented throughout and would make an ideal home for a wide range of buyers, whether you're looking for a first step onto the property ladder, a family home, or an investment opportunity. The property is positioned in a quiet residential area that is well connected, close to the City Hospital, a range of local amenities, highly regarded schools, and excellent transport links including the tram. The ground floor comprises an entrance hall, a spacious living room with a feature fireplace, and a modern kitchen recently fitted with new units. Upstairs, the first floor offers three bedrooms, each benefiting from ample storage, serviced by a newly fitted bathroom suite. The property also boasts recent upgrades including new windows and doors, garage doors, fascia boards, soffits, downpipes, and guttering. To the front of the property is a driveway providing off-street parking for two cars with access into the integral garage, while to the rear is a low-maintenance landscaped garden featuring multiple patio areas – perfect for outdoor dining and entertaining.

### MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Newly Fitted Bathroom
- Storage Space Throughout
- Landscaped Rear Garden
- Driveway & Integral Garage
- Well-Connected Area
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4\*5" x 2\*6" (1.35m x 0.78m)

The entrance hall has laminate flooring, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

16\*2" x 12\*2" (4.95m x 3.73m)

The living room has a UPVC double-glazed window with a fitted blind to the front elevation, laminate flooring, a feature fireplace with a decorative surround, a TV point, a radiator, and carpeted stairs leading up to the first floor accommodation.

Kitchen

7\*8" x 12\*2" (2.36m x 3.73m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a mixer tap and drainer, an integrated double oven with a four-ring gas hob, an integrated washing machine, space for a fridge freezer, tiled splashback, tiled flooring, a radiator, a UPVC double-glazed window with a fitted blind to the rear elevation, and a single UPVC stable-style door providing access to the garden.

FIRST FLOOR

Landing

6\*6" x 3\*8" (2.00m x 1.12m)

The landing has carpeted flooring, an in-built cupboard, a loft hatch, and provides access to the first floor accommodation.

Master Bedroom

12\*2" x 8\*5" (3.71m x 2.57m)

The main bedroom has a UPVC double-glazed window with a fitted blind to the side elevation, freestanding wardrobes, laminate flooring, and a radiator.

Bedroom Two

12\*3" x 8\*0" (3.74m x 2.44m)

The second bedroom has a UPVC double-glazed window with a fitted blind to the side elevation, laminate flooring, an in-built cupboard, freestanding wardrobes, and a radiator.

Bedroom Three

8\*1" x 7\*11" (2.48m x 2.43m)

The third bedroom has a UPVC double-glazed window with a fitted blind to the side elevation, laminate flooring, an in-built cupboard, freestanding wardrobes, and a radiator.

Bathroom

7\*11" x 5\*5" (2.42m x 1.66m)

The bathroom has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a panelled bath with a mains-fed shower and a bi-folding shower screen, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window with a fitted blind to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway for two cars and access into the integral garage.

Rear

To the rear of the property is a private enclosed garden with patio areas, artificial lawn, a range of plants and shrubs, a shed, access into the garage, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No

Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Other Material Issues – No  
Any Legal Restrictions – No

DISCLAIMER

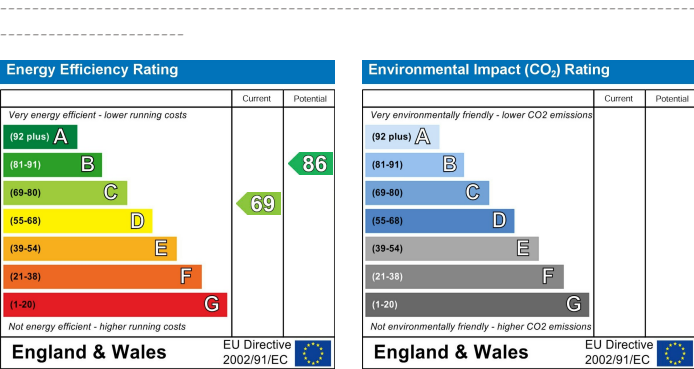
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

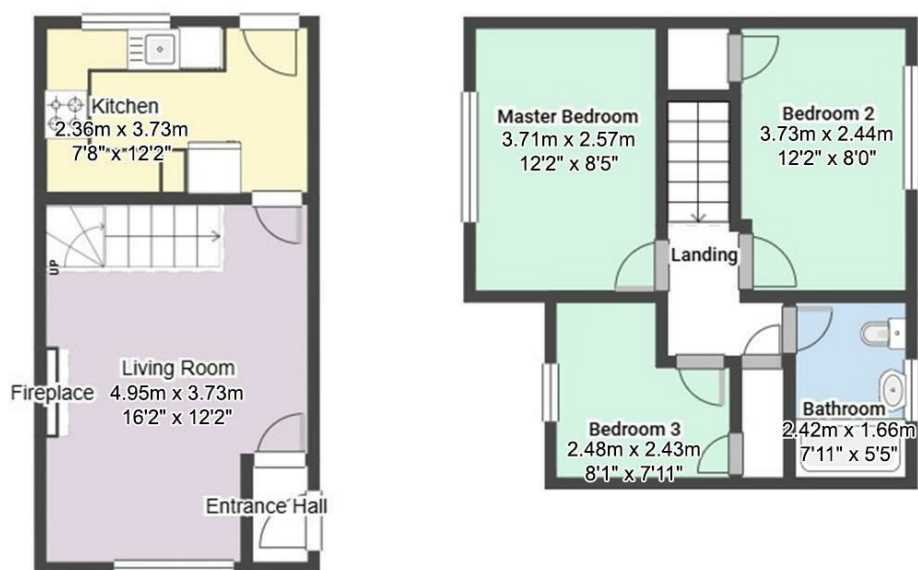
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.







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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