

HoldenCopley

PREPARE TO BE MOVED

Winsford Close, Aspley, Nottinghamshire NG8 5JR

£140,000

Winsford Close, Aspley, Nottinghamshire NG8 5JR



NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom mid-terrace property presents a fantastic opportunity for buyers looking to put their own stamp on a home. With plenty of potential throughout, this is an ideal purchase for first-time buyers, investors, or those seeking a renovation project. To the ground floor, the property comprises an entrance hallway, a spacious living room, and a fitted kitchen. Upstairs, the first floor offers two generously sized double bedrooms and a three-piece bathroom suite. Externally, the property boasts a mature front garden. To the rear, you'll find a well-established garden with a gravelled seating area, two useful storage sheds, and fence panelled and hedged boundaries for a private outdoor space. Located in a popular residential area, this home is close to local amenities, schools, and transport link making it a great option with plenty of scope to add value.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Hallway

6'11" x 3'6" (2.11 x 1.07)

The hallway has carpeted flooring, a fitted base cupboard, and a UPVC door providing access into the accommodation.

Living Room

14'1" x 11'0" (4.31 x 3.37)

The living room has a UPVC double glazed window to the front elevation, a fitted base unit, a radiator, a dado rail, wood-effect flooring, and access into the kitchen.

Kitchen

17'4" x 8'6" (5.30 x 2.61)

The kitchen has s range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, hob and extractor fan, an in-built cupboard, a radiator, space for a dining table, tiled splash back, tiled flooring, two UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

4'3" x 2'8" (1.32 x 0.82)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

14'2" x 9'10" (4.32 x 3.01)

The main bedroom has a UPVC double glazed window to the front elevation, a feature wrought iron fireplace, a 'picture rail, an in-built cupboard, and carpeted flooring.

Bedroom Two

9'11" x 9'2" (3.03 x 2.81)

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

Bathroom

7'11" x 6'9" (2.42 x 2.08)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a shaver socket, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a mature garden.

Rear

To the rear of the property is a mature garden with a gravelled area, two shed, and a fence panelled and a hedged 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 1000Mbps

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

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 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:

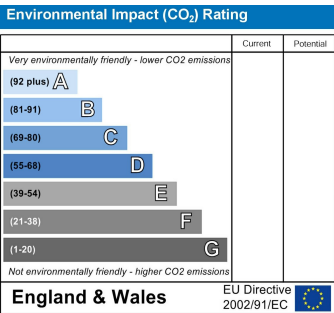
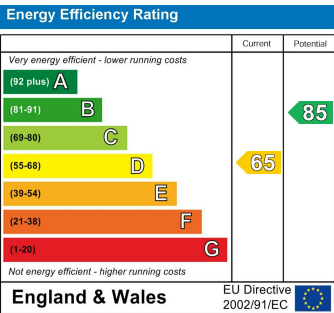
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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 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.

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.



Winsford Close, Aspley, Nottinghamshire NG8 5JR

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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.