

HoldenCopley

PREPARE TO BE MOVED

Laxton Close, Aspley, Nottinghamshire NG8 3PW

£240,000

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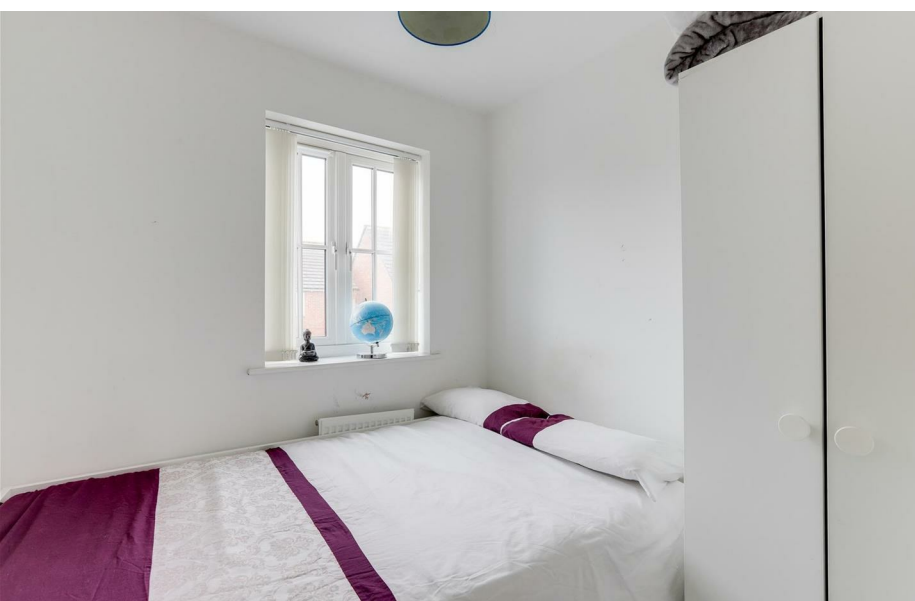


WELL-CONNECTED LOCATION...

This well-presented three-bedroom mid-terraced house offers spacious accommodation and would make the perfect purchase for a first-time buyer, small family, or investor alike. The property is ideally located in a well-connected area, within easy reach of local amenities, the QMC, Nottingham Universities, highly regarded schools, Nottingham City Centre, and excellent transport links. To the ground floor, there is an entrance hall, a comfortable living room, a fitted kitchen diner, and a convenient WC. The first floor is home to three double bedrooms, including a master with an en-suite, as well as a modern family bathroom. Outside, the property benefits from a driveway providing off-road parking for two cars to the front, while to the rear there is a well-maintained lawned garden with a shed, offering the perfect space for outdoor enjoyment.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Ground Floor WC
- Bathroom & En-Suite
- Private Garden
- Driveway For Two Cars
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*5" x 4*3" (1.35m x 1.32m)

The entrance hall has wood-effect flooring, a radiator, a fitted cupboard, and a single composite door providing access into the accommodation.

W/C

4*8" x 3*4" (1.44m x 1.02m)

This space has a low level dual flush WC, a wash basin, tiled splashback, tiled flooring, an extractor fan, and a radiator.

Living Room

13*11" x 11*5" (max) (4.25m x 3.48m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and a TV point.

Hall

7*11" x 2*11" (2.42m x 0.90m)

The hall has wood-effect flooring and carpeted stairs.

Kitchen/Diner

15*1" x 10*9" (4.61m x 3.28m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble-dryer, space for a dining table, tiled and wood-effect flooring, a radiator, an in-built pantry cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7*3" x 6*8" (2.21m x 2.04m)

The landing has carpeted flooring, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11*0" x 10*2" (max) (3.36m x 3.11m (max))

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point, fitted wardrobes, a sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

8*0" x 5*1" (max) (2.44m x 1.55m (max))

The en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, partially tiled walls, tiled flooring, a radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10*3" x 7*6" (3.13m x 2.30m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a sliding mirrored door wardrobe.

Bedroom Three

7*3" x 6*9" (2.23m x 2.08m)

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

Bathroom

7*5" x 6*2" (max) (2.28m x 1.88m (max))

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture and a shower screen, partially tiled walls, tiled flooring, a radiator, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private enclosed garden with a lawn, an outdoor tap, a shed, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- 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 – Lapolla Open Cell Spray Foam Insulation with Guarantee
- Any Legal Restrictions – No

DISCLAIMER

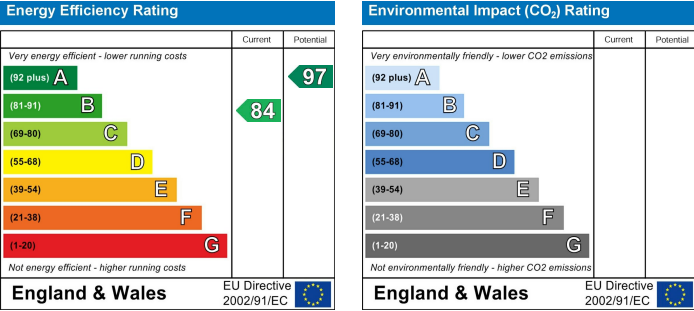
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

- The vendor has advised the following:
- Property Tenure is Freehold
- Service Charge in the year marketing commenced (£PA): £74.66

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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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