

HoldenCopley

PREPARE TO BE MOVED

Broomhill Road, Highbury Vale, Nottinghamshire NG6 9GY

Guide Price £200,000 - £210,000

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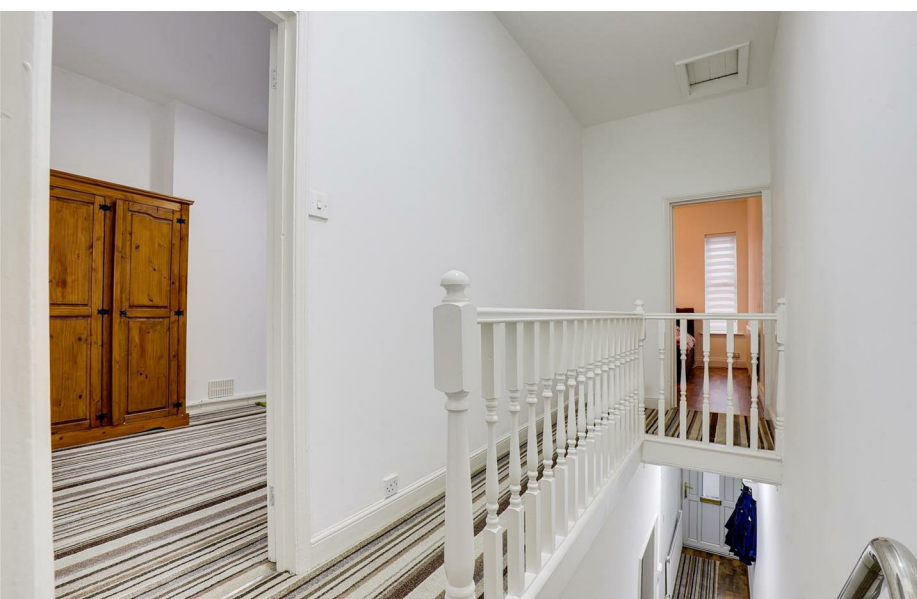
GUIDE PRICE £200,000 - £210,000

NO UPWARD CHAIN...

This well-presented end terraced home is situated in a highly sought-after location, just a short walk from Bulwell town centre and with excellent transport links. Offering generous living space throughout and available with no upward chain, this property would suit a variety of buyers. On the ground floor, the property features an entrance hall leading to a bay-fronted living room, a dining room with a feature fireplace, and a fitted kitchen. The kitchen provides access to both the rear garden and the cellar, adding to the practical layout of the home. Upstairs, there are three bedrooms and a three-piece bathroom suite, providing ample space for family living. Externally, the property benefits from a small courtyard at the front and an enclosed rear garden featuring a patio area, a shed, and a mix of brick wall and fence panelled boundaries with gated access, offering both privacy and convenience.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathrooms Suite
- Cellar
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'9" x 2'10" (4.50m x 0.86m)

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

Living Room

15'7" x 11'9" (4.75m x 3.58m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a picture rail, coving to the ceiling, a ceiling rose, and wood-effect flooring.

Dining Room

14'0" x 12'2" (4.28m x 3.72m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a feature fireplace, a picture rail, coving to the ceiling, and wood-effect flooring.

Kitchen

8'11" x 16'6" (2.74m x 5.04m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, space for a fridge freezer, tiled splashback, wood-effect flooring, two UPVC double glazed window to the rear and side elevation, a UPVC door opening to the rear garden, and access to the cellar.

BASEMENT

Cellar

The cellar has lighting, electrics, is split into three sections, and having ample storage space.

FIRST FLOOR

Landing

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

Master Bedroom

13'0" x 15'8" (3.97m x 4.78m)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, and wood-effect flooring.

Bedroom Two

10'0" x 14'1" (3.06m x 4.31m)

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

5'10" x 11'0" (1.78m x 3.37m)

The third bedroom has a UPVC double glazed window to the side elevation, an in-built cupboard, a radiator, and wood-effect flooring.

Bathroom

5'0" x 9'0" (1.54m x 2.75m)

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 shower tower, a handheld shower fixture and shower screen, a chrome heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a mixer of brick wall and fence panelled boundary, and gated access.

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 & 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.

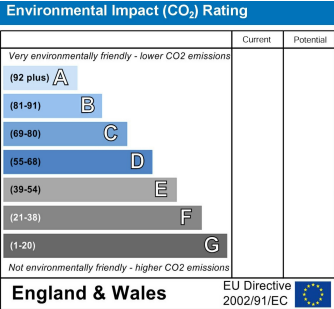
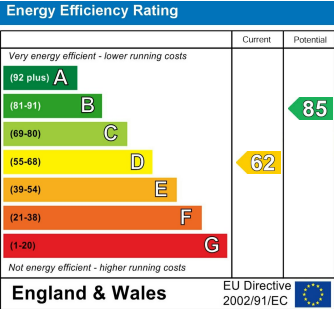
The vendor has advised the following:

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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