

HoldenCopley

PREPARE TO BE MOVED

Smedley Close, Aspley, Nottinghamshire NG8 5BZ

£240,000

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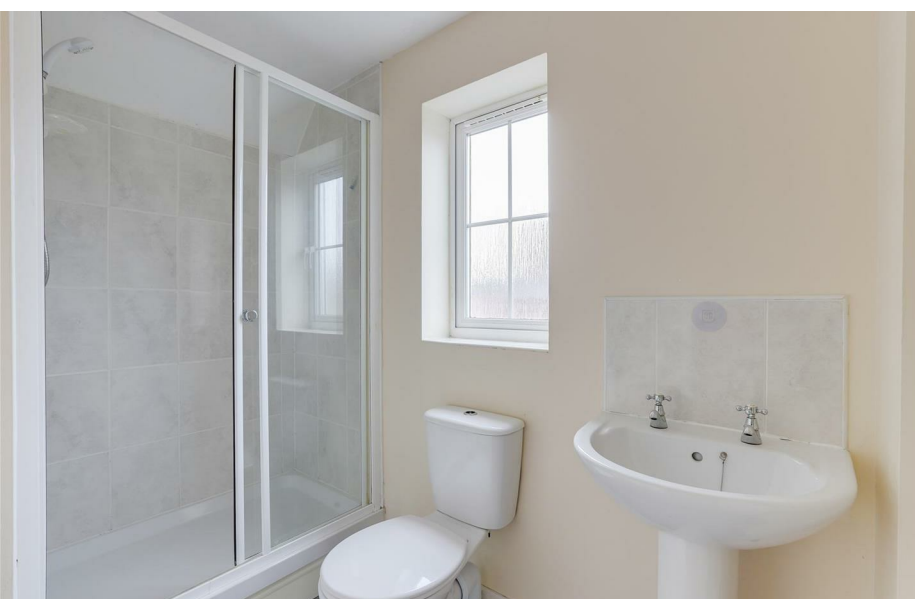


NO UPWARD CHAIN...

Offered to the market with no upward chain, this detached three bedroom property is the ideal family home, offering spacious and modern living throughout, situated in a popular residential area. With excellent access to local amenities, schools, and transport links including the M1 and tram network, this property is perfect for first-time buyers or growing families alike. Internally, the property comprises an entrance hall, a convenient downstairs W/C, a bright and airy living room with multiple windows allowing plenty of natural light, and a modern fitted kitchen/diner featuring a range of integrated appliances, ample storage, and French doors leading out to the garden – ideal for entertaining. To the first floor, the accommodation offers three well-proportioned bedrooms, including a master bedroom with built-in wardrobes and an en-suite, along with a three-piece family bathroom suite. The property has scope for a range of improvements and excellent opportunity for modernisation, including space for extensions and conversions (subject to planning permissions & approval). Outside, the property benefits from a front garden, a driveway providing off-street parking, and access to a garage with power. To the rear, you'll find a private enclosed garden with a lawn and mature tree, enclosed by brick walls and fencing – perfect for families or summer relaxation.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Bright & Airy Living Room
- Modern Fitted Kitchen/Diner
- En-Suite & Three Piece Bathroom Suite
- Ample Storage Space
- Private Enclosed Garden
- Driveway & Garage
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8*2" x 5*1" (max) (2.51m x 1.57m (max))

The entrance hall has carpeted flooring and stairs, a radiator, a UPVC double-glazed window to the side elevation, and a single composite door leading into the accommodation.

W/C

4*8" x 4*4" (max) (1.43m x 1.33m (max))

This space has a low level flush w/c, a wall-mounted wash basin with a splashback, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Living Room

14*6" x 11*6" (max) (4.44m x 3.51m (max))

The living room has carpeted flooring, two radiators, and three UPVC double-glazed windows to the front and side elevations.

Kitchen/Diner

14*6" x 10*3" (4.44m x 3.14m)

The kitchen/diner has a range of fitted base or wall units with rolled edge worktops, a ceramic sink and a half with a mixer tap and drainer, an integrated oven and gas hob, space and plumbing for a washing machine and dishwasher, space for an undercounter fridge and freezer, wood-effect flooring, partially tiled walls, a radiator, a built-in understairs storage cupboards, a UPVC double-glazed window to the rear elevation, and double French doors to the rear elevation.

FIRST FLOOR

Landing

9*0" x 7*1" (max) (2.75m x 2.17m (max))

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, and access to the first floor accommodation.

Master Bedroom

11*0" x 10*5" (max) (3.37m x 3.19m (max))

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboard, a built-in mirrored sliding door wardrobe, two UPVC double-glazed windows to the side and rear elevation, and access into the en-suite.

En-Suite

8*4" x 4*3" (2.56m x 1.32m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted handheld shower fixture, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11*8" x 10*4" (max) (3.58m x 3.17m (max))

The second bedroom has carpeted flooring, a radiator, access to the loft, and two UPVC double-glazed windows to the front and side elevations.

Bedroom Three

8*6" x 6*9" (2.61m x 2.07m)

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

Bathroom

7*4" x 4*11" (max) (2.25m x 1.50m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, and a lawned area.

Garage

16*3" x 8*8" (4.96m x 2.65m)

The garage has an up and over door, electricity, and a door leading out to the rear garden.

Rear

To the rear of the property is a lawn, a tree, and boundaries made up of brick wall and fence panelling.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 1000 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

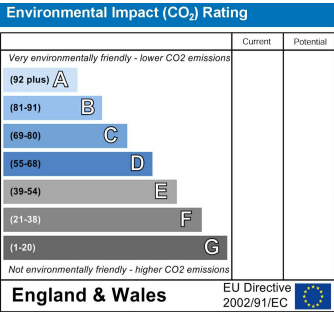
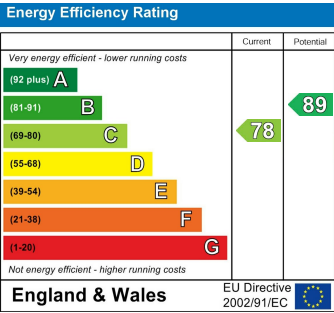
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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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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