

HoldenCopley

PREPARE TO BE MOVED

Barbara Square, Nottingham, NG15 8AP

Asking Price £195,000

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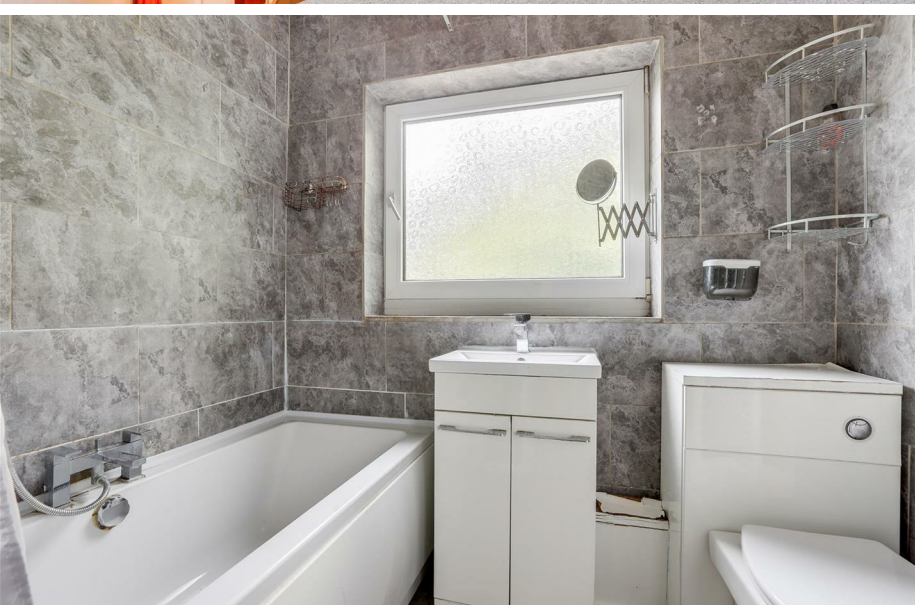
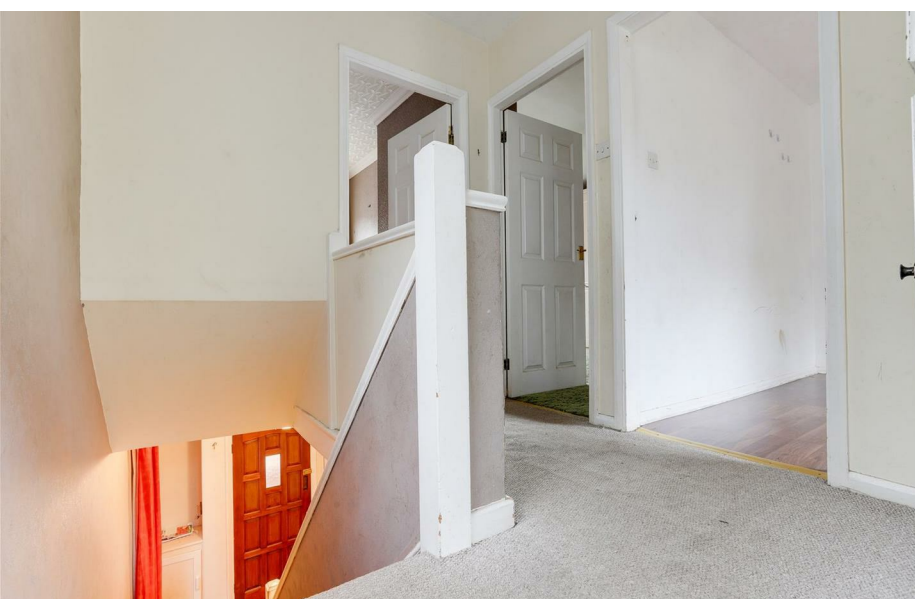


NO UPWARD CHAIN...

This three-bedroom semi-detached house is being offered with no upward chain, presenting an excellent opportunity for someone looking to put their own stamp on a property and transform it into a home. Boasting considerable potential throughout, the house is located in a popular area, with convenient access to local amenities, a selection of schools, and excellent transport links. On the ground floor, the property features a porch and entrance hall leading to a spacious living and dining room, ideal for family gatherings or entertaining. The fitted kitchen opens onto a corridor providing access to a utility room, a shower room, and a ground-floor WC. Upstairs, there are three well-proportioned bedrooms, alongside a three-piece bathroom suite. Externally, the front of the property offers a lawn bordered by a variety of plants and shrubs, with a driveway providing off-road parking and access to the garage. To the rear, there is a private, enclosed garden with a patio area, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Lounge Diner
- Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Ground Floor Shower Room & WC
- Driveway & Garage
- Enclosed Gardens
- Spacious Plot
- Must Be Viewed





GROUND FLOOR

Porch

6’9" x 5’10" (2.07m x 1.78m)

The porch has wood flooring, a UPVC double glazed surround, and a door opening to the front garden.

Entrance Hall

11’6" x 5’11" (max) (3.51m x 1.81m (max))

The entrance hall has a UPVC double glazed window to the side elevation, a fitted base unit, a radiator, wood flooring, carpeted stairs, an under-stairs cupboard, and a door providing access into the accommodation.

Living/Dining Room

27’7" x 11’11" (max) (8.41m x 3.65m (max))

The living room has a UPVC double glazed bay window to the front elevation, two radiators, a feature fireplace, coving to the ceiling, a TV point, and a UPVC double glazed window to the rear elevation.

Kitchen

12’3" x 6’10" (3.75m x 2.09m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, space and plumbing for a dishwasher, tiled walls, and tiled flooring.

Corridor

15’2" x 3’8" (4.64m x 1.13m)

The corridor has dual aspect doors, tiled flooring, and access into the utility room.

Utility Room

7’10" x 6’0" (2.40m x 1.83m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated washing machine, partially tiled walls, nd a UPVC double glazed obscure windows to the front elevation.

Shower Room

6’3" x 2’9" (1.91m x 0.84m)

The shower room has a shower enclosure with a wall-mounted electric shower fixture, an extractor fan, a wall-mounted heater, floor-to-ceiling tiling, and tiled flooring.

W/C

5’11" x 2’9" (1.82m x 0.86m)

This space has a UPVC double glazed obscure window to the rear elevation, a fitted wall unit, a concealed dual flush W/C, and tiled flooring.

FIRST FLOOR

Landing

8’10" x 6’11" (2.71m x 2.12m)

The landing has an obscure window to the side elevation, an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13’5" x 11’1" (max) (4.10m x 3.39m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Two

11’8" x 10’11" (max) (3.58m x 3.34m (max))

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

Bedroom Three

10’5" x 7’5" (max) (3.18m x 2.28m (max))

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

Bathroom

6’11" x 5’6" (2.11m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with central mixer taps and a handheld shower fixture, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a range of plants and shrubs and a driveway providing off road parking with access to the garage

Garage

The garage has ample storage, and double doors opening to the driveway.

Rear

To the rear of the property is a private enclosed garden with a patio

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 220Mbps

Phone Signal – Some coverage of 3G, 4G & 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 - Ashfield District 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.

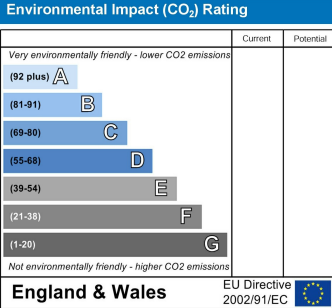
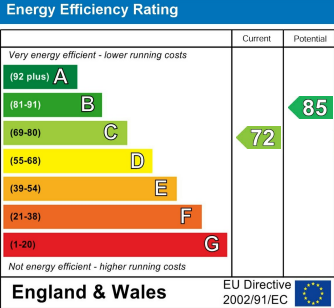
The vendor has advised the following:

Property Tenure is Freehold

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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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