

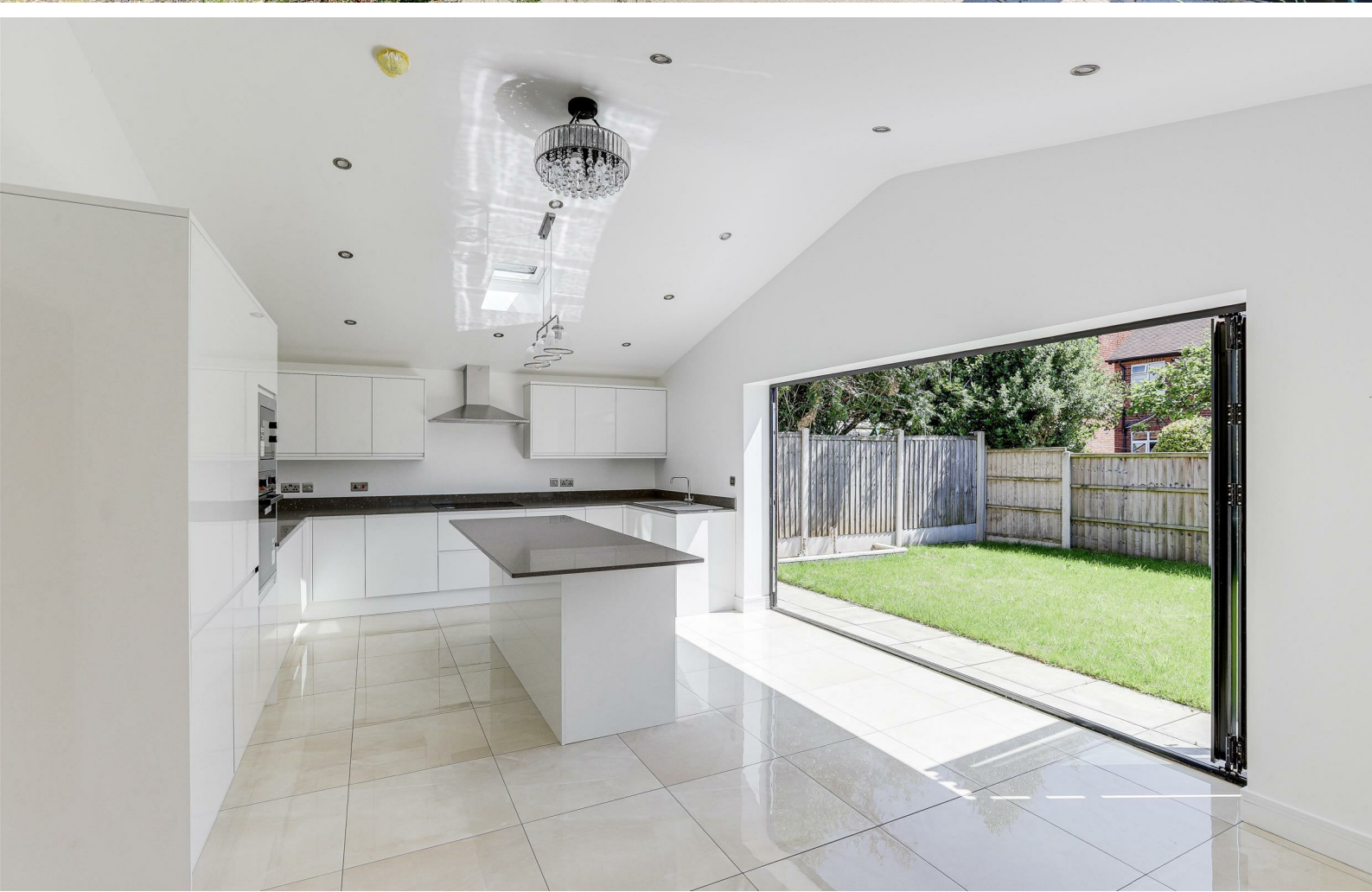
HoldenCopley

PREPARE TO BE MOVED

Old Bar Close, Basford, Nottinghamshire NG6 0RE

By Auction £345,000 - £450,000

Old Bar Close, Basford, Nottinghamshire NG6 0RE



This property is for sale by Modern Method of Auction powered by iamsold LTD

Reservation Fee Payable

NO UPWARD CHAIN...

This substantial five-bedroom detached house, constructed within recent years, is offered to the market with no upward chain. The property features spacious accommodation spanning three floors and is exceptionally well presented and modernised throughout. It is situated in a convenient location within reach of various local amenities, excellent school catchments, and easy commuting links, including tram services. The ground floor comprises an entrance hall, a spacious living room, a shower suite, a boiler room, and a modern fitted kitchen diner with a central breakfast bar, a range of integrated appliances, and bi-folding doors opening out to the garden. The first floor hosts three good-sized bedrooms and a luxurious five-piece bathroom suite. Upstairs, the second floor features two additional double bedrooms and a shower suite. Outside, the front of the property boasts a driveway with secure electric gated remote-controlled access and a wall-mounted charger for hybrid cars. To the rear, there is a private enclosed garden with a patio area and a large lawn, perfect for outdoor entertaining and relaxation.

CASH BUYERS ONLY





- Detached House
- Five Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner With Integrated Appliances
- Three Modern Bathroom Suites
- Private Garden
- Electric Gated Driveway For Off-Road Parking
- Well-Presented Throughout
- For Sale By Modern Auction
- Subject To Reserve Price & Reservation Fee





GROUND FLOOR

Entrance Hall

26'1" x 10'2" (max) (7.97m x 3.11m (max))

The entrance hall has two radiators, Herringbone-style flooring, carpeted stairs, a feature light fitting, recessed spotlights, an in-built under-stair cupboard, UPVC double-glazed obscure panelled windows to the front elevation, and a single composite door with a chrome handrail providing access into the accommodation.

Living Room

26'2" x 13'0" (7.98m x 3.98m)

The living room has a UPVC double-glazed window to the front elevation, Herringbone-style flooring, two radiators, two feature light fittings, and recessed spotlights.

Shower Suite

5'3" x 5'2" (1.61m x 1.60m)

The shower suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a walk-in quadrant shower enclosure with an electric Mira shower unit, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed window to the side elevation.

Boiler Room

5'10" x 5'3" (1.79m x 1.62m)

This space has Herringbone-style flooring, a UPVC double-glazed window to the side elevation, and houses the Joule hot water cylinder tank and wall-mounted consumer unit.

Kitchen/Diner

23'7" x 13'5" (7.21m x 4.10m)

The kitchen has a range of fitted gloss handleless base and wall units and Quartz worktops, a central breakfast bar island, a composite sink and a half with a mixer tap and drainer, an integrated dishwasher,, an integrated 5-ring ceramic hob, an integrated oven and microwave, an integrated washing machine, an integrated fridge freezer, tiled flooring, space for a dining table, recessed spotlights, feature light fixtures, a skylight window, a radiator, a UPVC double-glazed window to the side elevation, and bi-folding doors opening out onto the rear patio.

FIRST FLOOR

Landing

10'1" x 9'8" (max) (3.09m x 2.97m (max))

The landing has Herringbone-style flooring, a UPVC double-glazed window to the side elevation, a radiator, recessed spotlights, and provides access to the first floor accommodation.

Bedroom One

13'5" x 13'0" (4.09m x 3.98m)

The first bedroom has a UPVC double-glazed window to the front elevation, Herringbone-style flooring, a radiator, and recessed spotlights.

Bedroom Two

13'1" x 12'2" (3.99m x 3.71m)

The second bedroom has a UPVC double-glazed window to the rear elevation, Herringbone-style flooring, a radiator, and recessed spotlights.

Bedroom Three

10'0" x 8'0" (3.06m x 2.44m)

The third bedroom has a UPVC double-glazed window to the rear elevation, Herringbone-style flooring, a radiator, and recessed spotlights.

Bathroom

10'2" x 7'3" (3.11m x 2.21m)

The bathroom has a low level dual flush W/C, two countertop wash basins with fitted storage underneath, a wall-mounted mirrored vanity cabinet, a double-ended bath with central taps, an overhead rainfall shower and a handheld shower head, a shower screen, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, tiled flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

15'6" x 9'7" (max) (4.74m x 2.93m (max))

The upper landing has Herringbone-style flooring, a radiator, recessed spotlights, eaves storage, a skylight window, and provides access to the second floor accommodation.

Bedroom Four

10'5" x 9'9" (3.18m x 2.98m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, Herringbone-style flooring, a radiator, and recessed spotlights.

Bedroom Five

10'4" x 8'7" (3.17m x 2.62m)

The fifth bedroom has a UPVC double-glazed window to the rear elevation, Herringbone-style flooring, a radiator, and recessed spotlights.

Shower Suite

8'5" x 7'10" (max) (2.58m x 2.39m (max))

The shower suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a wall-mounted mirrored vanity cabinet, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights, and a skylight window.

OUTSIDE

Front

To the front of the property is a remote controlled electric gate giving access to the block-paved driveway, providing ample off-road parking, courtesy lighting, and a wall-mounted charger for Hybrid cars.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Phone Signal – Mostly good coverage 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Air-Source Pump (reduces heating costs by up to 75%).

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for Surface Water / Very low risk for Rivers & Sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

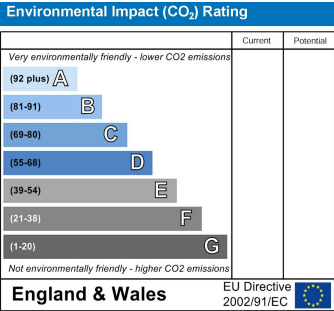
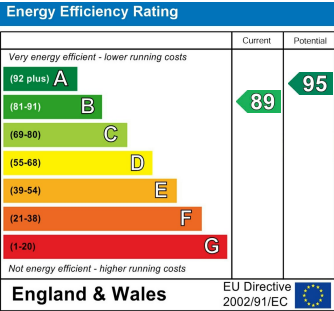
Council Tax Band Rating - Nottingham City Council - Band F

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

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.8% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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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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