

# HoldenCopley

PREPARE TO BE MOVED

Wareham Close, Aspley, Nottinghamshire NG8 6BZ

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Guide Price £190,000 - £200,000



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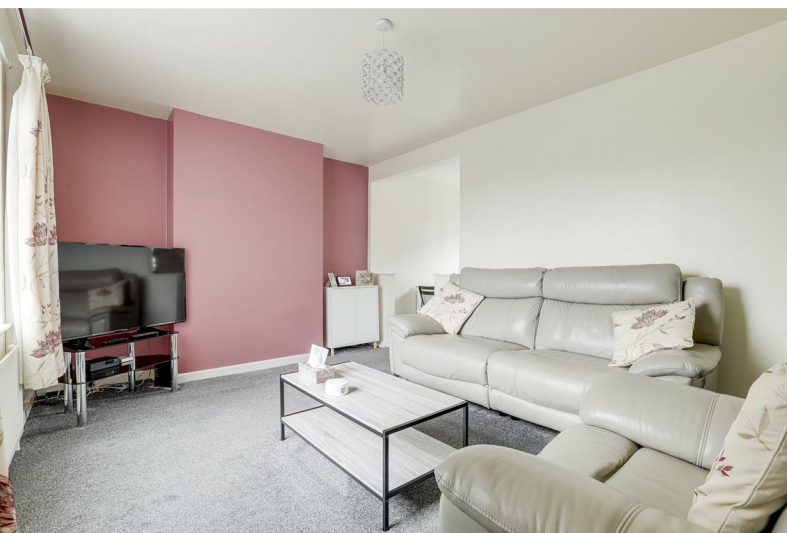


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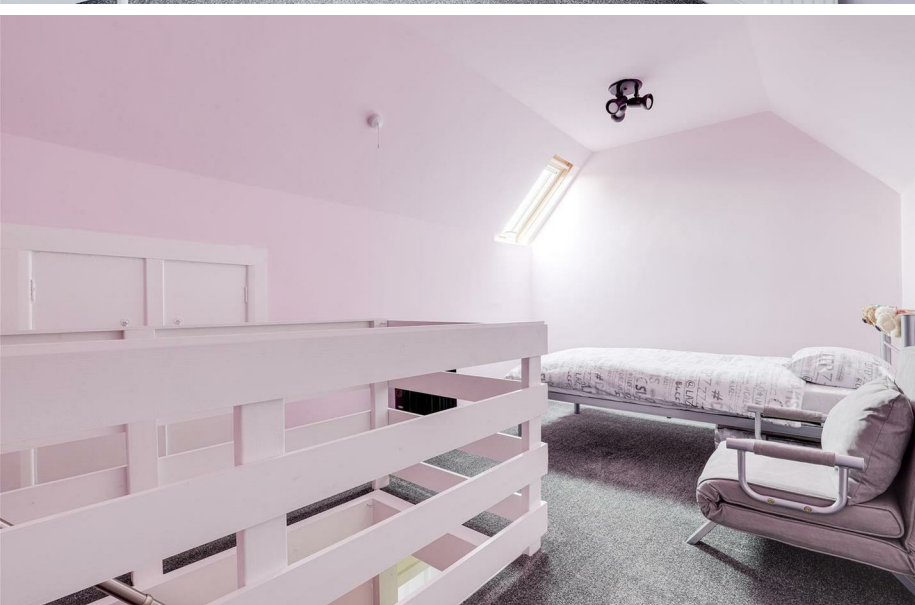
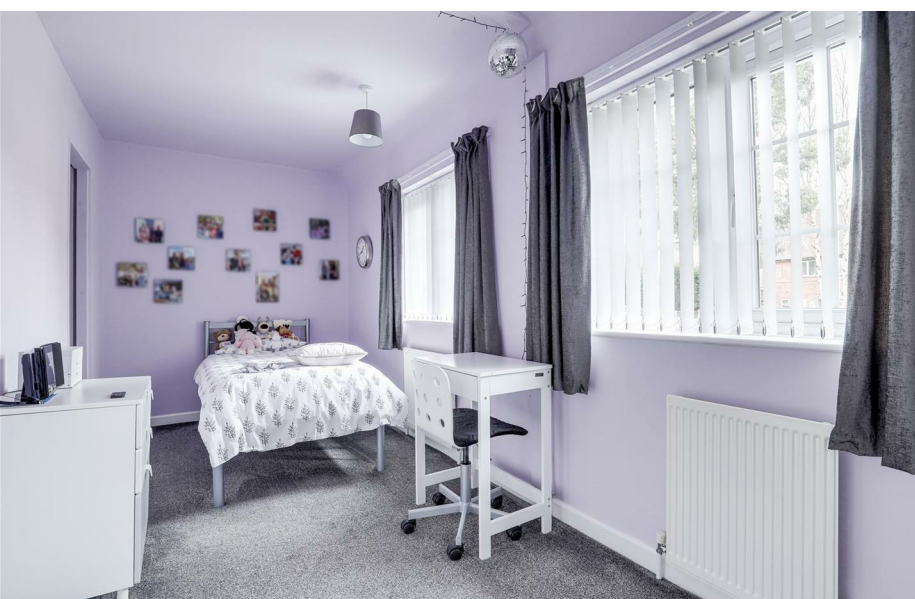
IDEAL FOR FIRST TIME BUYERS...

This well-presented mid-terrace house would make the ideal home for any first-time buyer or family looking to move straight in. The property is situated in a convenient location close to a range of local shops, excellent transport links, great schools, and just a short distance from Broxtowe Country Park. To the ground floor, the property comprises an entrance hall, a reception room with open access into a fitted kitchen. The first floor carries two well-proportioned bedrooms serviced by a three-piece bathroom suite, while the second floor offers a versatile loft space. Outside to the front is a generous driveway providing off-road parking for up to four vehicles. To the rear is a private, low-maintenance south-facing garden featuring a wooden decked seating area, an artificial lawn, and a wooden summer house equipped with electrics and Wi-Fi — an ideal space for entertaining or relaxing. The property also benefits from cavity wall insulation.

MUST BE VIEWED







- Mid-Terrace House
- Two Bedrooms & Loft Space
- Well Appointed Fitted Kitchen-Diner
- One Reception Room
- Three Piece Bathroom Suite
- Private South-Facing Low Maintenance Garden
- Ample Off-Road Parking
- Convenient Location
- Well-Presented Throughout
- Must Be Viewed











GROUND FLOOR

Entrance Hall

2\*9" x 7\*4" (0.85m x 2.26m)

The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

11\*3" x 14\*9" (3.43m x 4.50m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and open access into the kitchen.

Kitchen

8\*11" x 17\*11" (2.72m x 5.46m)

The kitchen has a range of fitted base units with a tiled splashback, space for a freestanding cooker, a sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, Karndeian flooring, a built-in cupboard, space for a dining table, a radiator, space for a fridge-freezer, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and UPVC sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

6\*4" x 5\*10" (1.94m x 1.79m)

The landing has carpeted flooring and provides access to the first and second floor accommodation.

Master Bedroom

9\*8" x 11\*3" (2.95m x 3.43m)

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

Bedroom Two

6\*11" x 18\*1" (2.11m x 5.51m)

The second bedroom has UPVC double-glazed windows to the rear elevation, carpeted flooring, two radiators and a built-in cupboard.

Bathroom

6\*5" x 6\*3" (1.96m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, vinyl flooring, partially tiled walls, a heated towel rail and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Loft Space

8\*7" x 15\*9" (2.62m x 4.80m)

The loft space has a skylight, carpeted flooring and eaves storage.

OUTSIDE

Front

To the front is a driveway with space for up to four vehicles and artificial lawned areas.

Rear

To the rear is a private south-facing garden with a wooden decked seating area, an artificial lawn, slate chippings, decorative stones, a shed, a wooden summer house, a single wooden gate and fence-panelled boundaries.

Summer House

15\*6" x 10\*7" (4.72m x 3.23m)

The summer house has windows, wood-effect flooring, fitted base units with a worktop, two fitted bar tables and double French doors.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - 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 5G & 4G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction - No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – 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.

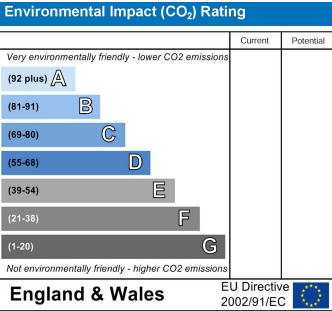
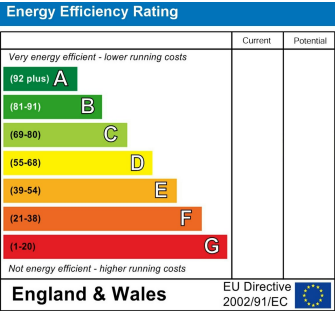
The vendor has advised the following:

Property Tenure is Freehold

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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.

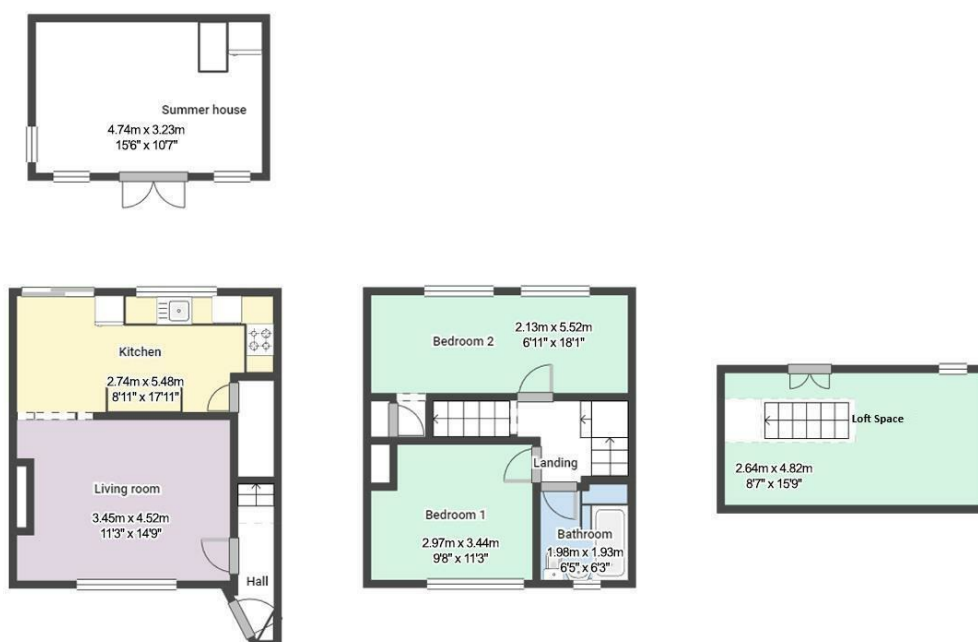
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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