

HoldenCopley

PREPARE TO BE MOVED

Vernon Road, Basford, Nottinghamshire NG6 0AB

Guide Price £200,000 - £210,000

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IDEAL HOME FOR A VARIETY OF BUYERS...

This three-bedroom semi-detached house offers spacious accommodation and would make a wonderful home for a wide range of buyers. It's ideally located close to local amenities, including shops, schools, and excellent transport and commuting links. The ground floor features an entrance hall leading to a bright bay-fronted reception room, a fitted kitchen diner perfect for cooking and family meals, and a convenient utility room. Upstairs, there's a double bedroom with fitted wardrobes, a single bedroom, and a three-piece bathroom suite. The top floor provides a further well-proportioned double bedroom, ideal as a main or guest room. Outside, the property benefits from a driveway to the front providing off-road parking. To the rear is a generous garden with a patio seating area, a lawn bordered by plants and shrubs, and a pond, creating a lovely space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Fitted Kitchen Diner
- Utility Room
- Three-piece Bathroom Suite
- Driveway
- Generous Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6*2" x 2*9" (1.90 x 0.85)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

13*6" x 12*11" (4.11m x 3.94m)

The living room has exposed wooden flooring, a radiator, ceiling coving, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

12*9" x 12*5" (3.89m x 3.78m)

The kitchen diner has a range of fitted base and wall units with worktops, a Belfast-style sink with a mixer tap, an integrated oven & gas ring hob, space and plumbing for a dishwasher, partially tiled walls, a radiator, ceiling coving, an in-built cupboard, laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Utility Room

6*0" x 5*7" (1.83m x 1.70m)

The utility room has fitted wall units and a worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8*7" x 7*4" (2.63 x 2.26)

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

Master Bedroom

12*11" x 12*10" (3.94m x 3.91m)

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

Bedroom Three

8*0" x 7*1" (2.44m x 2.16m)

The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

Bathroom

7*10" x 5*5" (2.39m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower, a radiator, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

17*7" x 12*11" (5.36m x 3.94m)

The second bedroom has carpeted flooring, a radiator, storage in the eaves, a Skylight window and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing off-road parking and gated access to the rear garden.

Rear

To the rear, there's an enclosed garden featuring a gravelled patio, a lawn edged with plants and shrubs, a pond, and hedge borders and fence panelling boundaries.

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

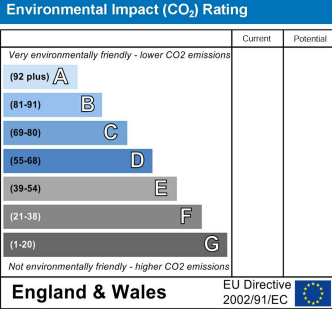
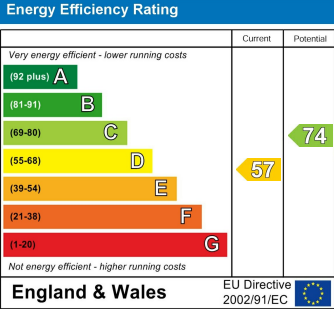
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & some coverage of 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- 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



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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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