

# HoldenCopley

PREPARE TO BE MOVED

Walesby Crescent, Nottingham, Nottinghamshire NG8 3NL

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£275,000



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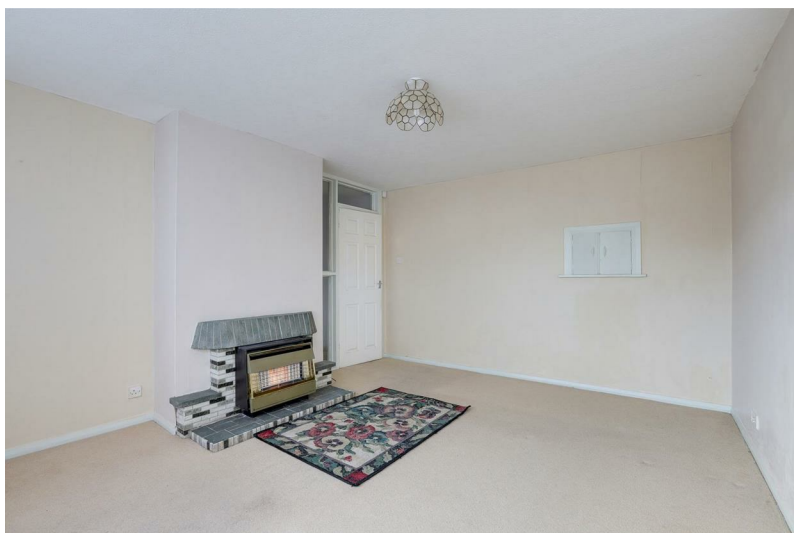
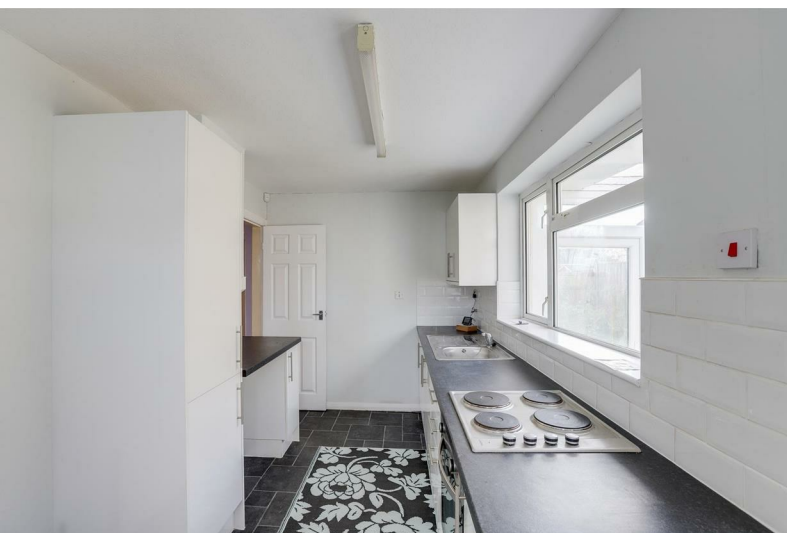




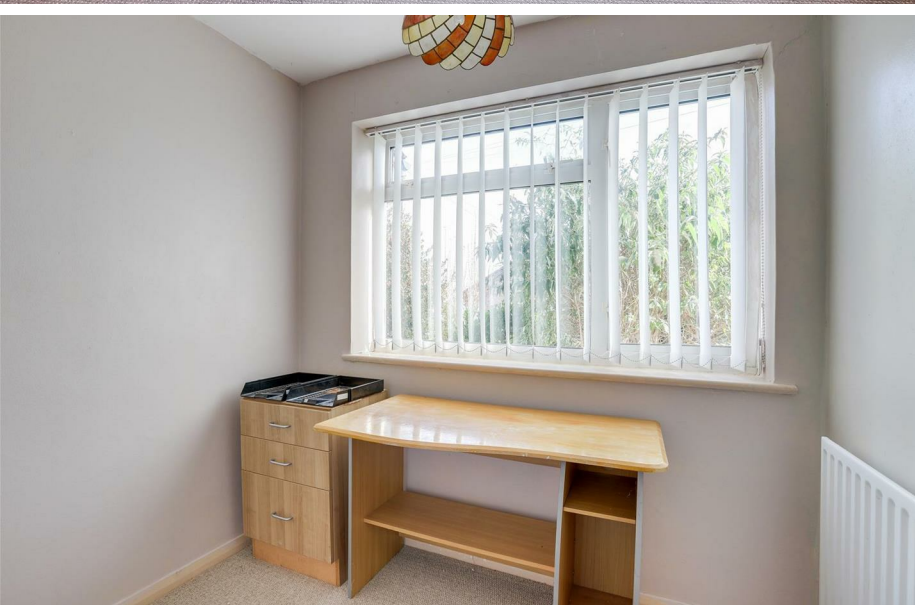
## NO UPWARD CHAIN...

This deceptively spacious detached bungalow is offered to the market with no upward chain, making it an ideal choice for anyone seeking a property they can move straight into. Enjoying a well-connected location, the home sits within easy reach of a variety of shops, great schools and convenient transport links. Internally, the accommodation comprises a useful porch leading into a entrance hall. From here, there is access to a generous reception room featuring a gas fireplace, alongside a well-appointed fitted kitchen. The property further benefits from three well-proportioned bedrooms and a three-piece bathroom suite, as well as a rear porch and internal access to the integral garage. Outside, the bungalow boasts a wrap-around garden, stocked with mature planting and lawned areas. A block-paved driveway provides off-road parking for two vehicles. To the rear, you will find a private garden complete with a patio area and a lawn.

## MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Spacious Reception Room  
With Gas Fireplace
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Off-Road Parking & Integral  
Garage
- Well-Connected Location
- Close To Local Amenities
- No Upward Chain











ACCOMMODATION

Porch

3\*8" x 1\*11" (1.12m x 0.59m )  
The porch has a UPVC double-glazed window to the side elevation and a single UPVC door.

Entrance Hall

13\*9" x 9\*3" (max) (4.21m x 2.84m (max))  
The entrance hall has carpeted flooring, a radiator, access into the boarded loft and a single UPVC door providing access into the accommodation.

Living/Dining Room

15\*1" x 12\*2" (max) (4.60m x 3.71m (max))  
The living/dining room has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator and a gas fireplace.

Kitchen

14\*11" x 7\*4" (4.57m x 2.26m )  
The kitchen has a range of fitted gloss base and wall units with worktops and a tiled splashback, an integrated oven, a stainless steel sink with a drainer, a hob, tiled flooring, a radiator, a serving hatch into the living/dining room, UPVC double-glazed windows to the side and internally and a single wooden door providing access into the rear porch.

Master Bedroom

10\*11" x 10\*7" (3.35m x 3.24m )  
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Two

10\*11" x 10\*8" (3.34m x 3.26m )  
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

7\*6" x 7\*5" (2.29m x 2.28m )  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

7\*4" x 6\*5" (max) (2.24m x 1.96m (max))  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, carpeted flooring, partially tiled walls, a radiator, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

Rear Porch

11\*10" x 7\*0" (3.61m x 2.15m )  
The rear porch has a UPVC double-glazed window to the side elevation, a polycarbonate roof, access into the garage, a single UPVC door providing access out to the garden and a further single UPVC door providing access out to the driveway.

Garage

15\*6" x 8\*2" (4.74m x 2.49m )  
The garage has a window, lighting and a roller garage door.

OUTSIDE

Outside there is a wrap around garden with lawned areas, mature shrubs, trees and various plants, a block paved driveway with space for two cars and to the rear is a private garden with a patio, a lawn and various plants.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 1000 Mbps  
Phone Signal – All 4G & 5G, 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 – No  
Other Material Issues – No

DISCLAIMER

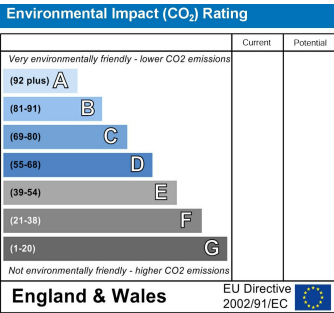
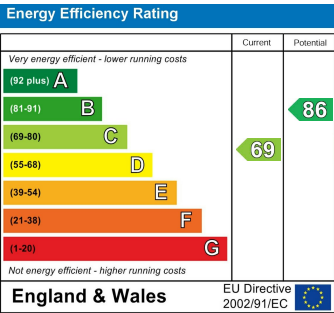
Council Tax Band Rating - Broxtowe Borough Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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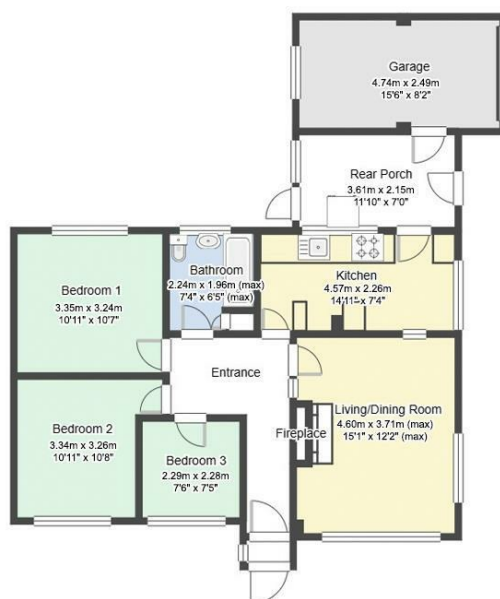
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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.



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**This floorplan is for illustrative purposes only.**

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