

HoldenCopley

PREPARE TO BE MOVED

Oval Gardens, Aspley, Nottinghamshire NG8 5AN

Guide Price £250,000

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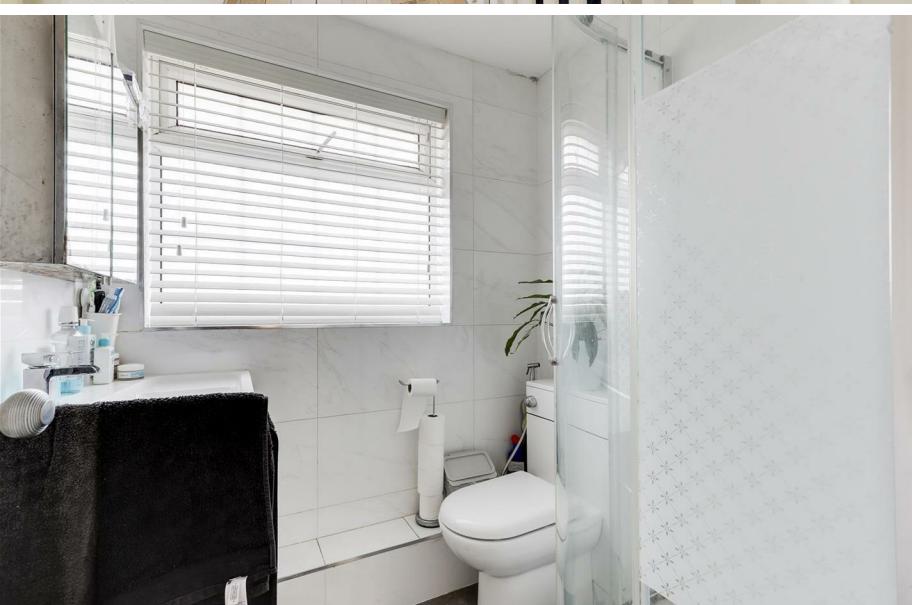
GUIDE PRICE £250,000 - £265,000

WELL CONNECTED LOCATION...

Located in a quiet and sought-after cul-de-sac, this three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families, and investors. The property is ideally positioned close to a range of local amenities, reputable schools, and excellent transport links, providing both convenience and a desirable living environment. The ground floor welcomes you into an inviting entrance hall, which leads into a spacious lounge/diner, perfect for both relaxing and entertaining. The lounge flows seamlessly into a fitted kitchen, thoughtfully designed with a range of units and workspace. From the kitchen, French doors open into a bright conservatory, which in turn provides direct access to the rear garden, allowing plenty of natural light and a sense of indoor-outdoor living. Upstairs, the property features three well-proportioned bedrooms, complemented by a modern three-piece shower room. Each room offers comfortable living space and practical storage options. Externally, the front of the property benefits from courtesy lighting, a gravelled area, and a block-paved driveway with wrought iron gated access leading to the rear. The rear garden is fully enclosed and thoughtfully landscaped, featuring raised planters, a lawn, a garden shed, and panelled fencing, creating a private and versatile outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Dining Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'1" x 4'1" (1.24m x 1.24m)

The entrance hall has wood-effect flooring, and a composite door providing access into the accommodation.

Lounge/Diner

25'4" x 14'9" (7.72m x 4.50m)

The lounge/diner has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, space for a dining table, space for a fridge freezer, wood-effect floor, carpeted stairs, and French doors opening to the conservatory.

Conservatory

11'1" x 10'2" (3.38m x 3.10m)

The conservatory has wood flooring, UPVC double glazed window surround, and French doors opening to the rear garden.

Kitchen

9'7" x 6'11" (2.92m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, recessed spotlights, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

11'3" x 5'10" (3.43m x 1.78m)

The landing has a UPVC double glazed window to the side elevation, wood-effect flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

13'4" x 8'6" (4.06m x 2.59m)

The main bedroom has a UPVC double glazed window to the front elevation, a range of fitted furniture including wardrobes and base cupboards, recessed spotlights, and wood-effect flooring.

Bedroom Two

11'3" x 8'6" (3.43m x 2.59m)

The bedroom has a UPVC double glazed window to the rear elevation, and wood-effect flooring.

Bedroom Three

8'0" x 5'11" (2.44m x 1.80m)

The third bedroom has a UPVC double glazed window to the front elevation, and wood-effect flooring.

Shower Room

5'8" x 5'3" (1.73m x 1.60m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower heads, recessed spotlights, an extractor fan, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a gravelled area, a block paved driveway with wrought iron gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with raised planters, a lawn, a shed, and a fence panelled boundary.

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 1000Mbps and Upload Speed

1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 - Nottingham City Council - Band B

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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