

# HoldenCopley

PREPARE TO BE MOVED

Albert Avenue, Bobbers Mill, Nottinghamshire NG8 5BE

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Guide Price £150,000 - £160,000



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## NO UPWARD CHAIN...

This two bedroom semi-detached home is a great option for a range of buyers and is offered to the market with no upward chain. The property is within easy reach of essential local amenities, including shops, transport links and schools. Inside, the ground floor has a comfortable living room with a bay fronted window, followed by a dining room and a fitted kitchen. Upstairs there are two bedrooms and a three piece bathroom. Outside, the front provides access to on-street parking, while the rear offers a low-maintenance courtyard style garden.

MUST BE VIEWED!







- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Low Maintenance Courtyard Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Living Room

11'5" x 13'2" (3.50m x 4.03m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a feature mantelpiece, a UPVC double-glazed bay window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

14'2" x 11'6" (4.33m x 3.52m)

The dining room has carpeted flooring and stairs, a radiator, a feature mantelpiece and a UPVC double-glazed window to the rear elevation.

Kitchen

12'5" x 7'1" (3.80m x 2.16m)

The kitchen has a range of fitted base units with worktops, a Belfast-style sink and a mixer tap, a wall-mounted boiler, tiled flooring, two UPVC double-glazed windows to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

14'3" x 2'8" (4.35m x 0.83m)

The landing has carpeted flooring, access to the loft and access to the first floor accommodation.

Master Bedroom

11'1" x 11'6" (3.39m x 3.52m)

The main bedroom has carpeted flooring, a radiator, an in-built cupboard and two UPVC double-glazed windows to the front elevation.

Bedroom Two

8'5" x 11'0" (2.58m x 3.37m)

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

Bathroom

9'3" x 6'11" (2.82m x 2.11m)

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

OUTSIDE

Front

To the front of the property there is a pathway leading up to the house, a lawn with planting, access to on-street parking, gated access to the rear garden, hedge borders and brick wall boundaries.

Rear

To the rear of the property is a low-maintenance courtyard style garden with a patio seating area, planting, a brick-built outhouse and concrete boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 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

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website.

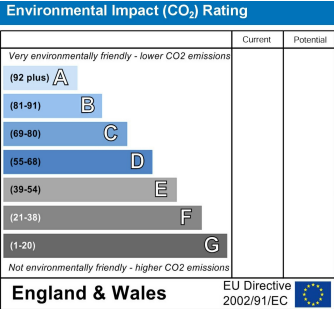
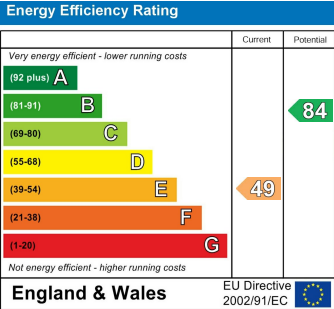
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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.

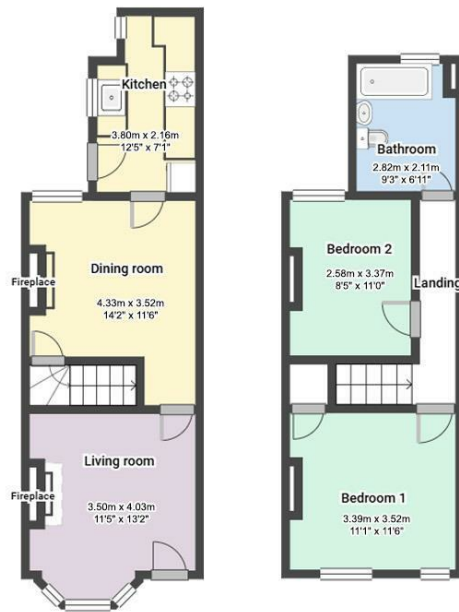
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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

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