

HoldenCopley

PREPARE TO BE MOVED

Acton Avenue, Basford, Nottinghamshire NG6 0AY

£140,000

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IDEAL HOME FOR FIRST TIME BUYERS...

This end-terrace house is perfect for first-time buyers eager to step onto the property ladder. Nestled in a prime location, this home offers the best of both worlds: scenic living near Bestwood Country Park and the convenience of nearby shops and excellent transport links. Step into the cozy living room, a perfect space to relax and unwind. The fitted kitchen is designed with functionality in mind, featuring ample storage and workspace for all your culinary needs. Completing the ground floor is a modern three-piece bathroom suite, ensuring convenience and comfort. Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and relaxation. The first floor also offers access to the loft, ideal for additional storage or potential expansion. The front of the property provides on-street parking. At the rear, you will discover a spacious garden featuring a lawn, a patio area perfect for al fresco dining, a summer house, a greenhouse and a handy shed.

MUST BE VIEWED





- End Terrace House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Large Rear Garden
- Popular Location
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

12'2" x 10'9" (3.73m x 3.28m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving, a decorative surround and tiled hearth, wall-mounted light fixtures and a single wooden door providing access into the accommodation.

Kitchen

10'7" x 10'11" (3.25m x 3.34m)

The kitchen has a range of fitted base and wall units with worktops, a fitted breakfast bar, an integrated oven, an electric hob with an extractor fan, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tile-effect flooring, partially tiled walls, a radiator and a UPVC double-glazed window to the rear elevation.

Rear Porch

5'8" x 2'11" (1.74m x 0.89m)

The rear porch has tile-effect flooring and a single wooden door providing access out to the garden.

Bathroom

5'2" x 7'9" (1.59m x 2.37m)

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

FIRST FLOOR

Landing

2'9" x 2'8" (0.84m x 0.83m)

The landing has carpeted flooring, a dado rail, coving, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

10'11" x 10'8" (3.35m x 3.27m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard, access to the partially boarded loft via a drop-down ladder and coving.

Bedroom Two

12'2" x 10'10" (3.73m x 3.31m)

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

OUTSIDE

Front

To the front of the property is the availability for on street parking.

Rear

To the rear of the property is a garden with a lawn, a concrete patio area, a summer house, a greenhouse, a shed and an outdoor tap.

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 - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

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.

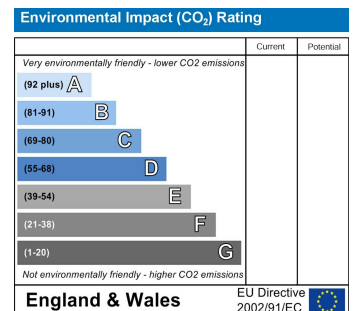
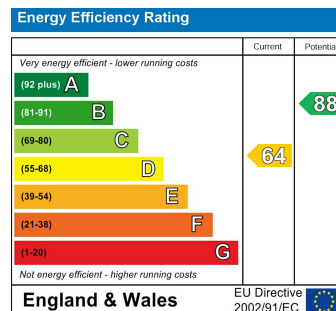
The vendor has advised the following:

Property Tenure is Freehold

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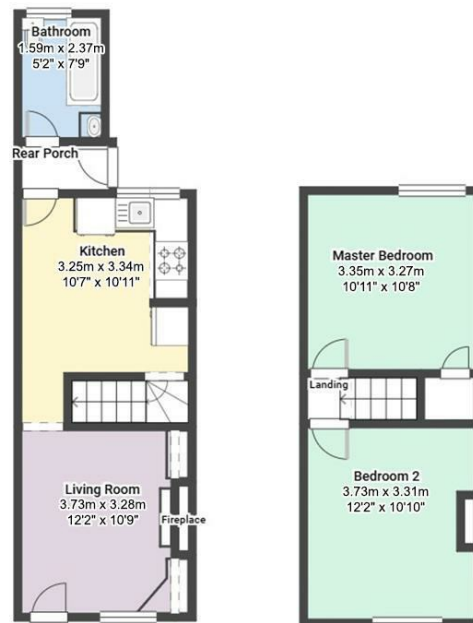
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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