

HoldenCopley

PREPARE TO BE MOVED

Cropton Crescent, Beechdale, Nottinghamshire NG8 3FG

£195,000

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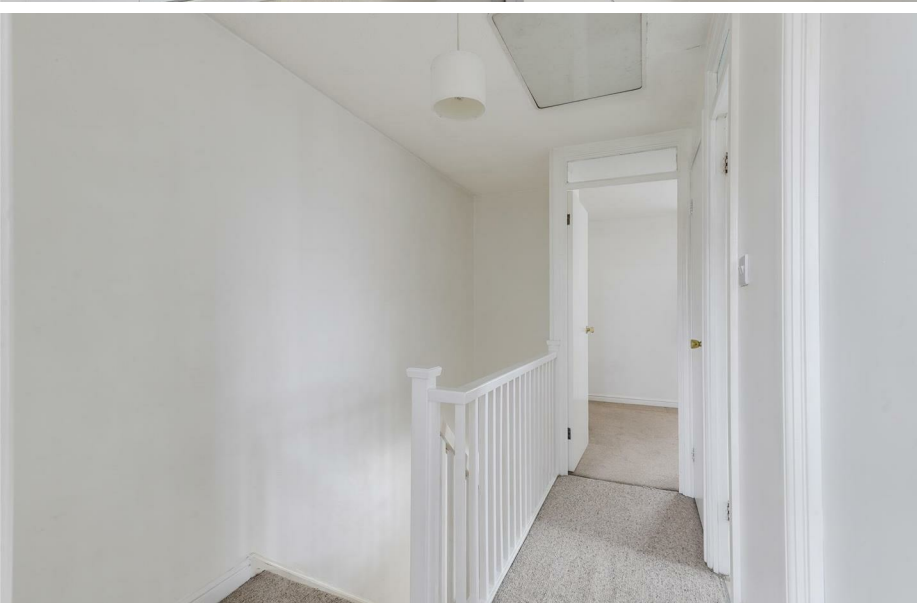


NO UPWARD CHAIN...

We are delighted to offer this semi-detached house, located in a popular and well-connected area. Perfectly positioned close to a variety of local amenities, including shops, eateries, and essential services, this property is ideal for those looking for convenience and easy access to Nottingham City Centre, thanks to excellent transport links nearby. Upon entering, you are welcomed by an entrance porch that leads into a spacious living room, providing a comfortable and inviting space. Adjacent to the living room is the dining room, which features sliding patio doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. The fitted kitchen offers ample storage and workspace, catering to all your culinary needs. Upstairs, the house features two generously sized double bedrooms, both bright and airy, along with a well-appointed three-piece bathroom. Outside, the property benefits from a driveway leading to a garage with an up-and-over door, providing off-street parking and additional storage. The rear garden is a lovely space, with a patio area for outdoor dining, a lawn, and a fence-panelled boundary for privacy.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

4'11" x 4'4" (1.51 x 1.33)

The porch has a UPVC double glazed window to the front elevation, vinyl flooring, and a UPVC door providing access into the accommodation.

Living Room

14'1" x 13'8" (4.30 x 4.18)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace with a decorative surround and a marble effect hearth and backing, carpeted flooring,

Dining Room

10'6" x 7'3" (3.22 x 2.22)

The dining room has wood-effect flooring, a radiator, and sliding patio doors opening out to the rear garden.

Kitchen

10'5" x 6'2" (3.20 x 1.89)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a ceramic hob, and an extractor fan. space and plumbing for a washing machine, tiled splashback, vinyl flooring, and a UPVC double glazed window to the rear elevation.

FIRST FLOOR

Landing

9'3" x 6'1" (2.83 x 1.87)

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'11" x 8'5" (3.65 x 2.59)

The main bedroom has two UPVC double glazed windows to the rear elevation, two radiators, and carpeted flooring.

Bedroom Two

13'9" x 9'7" (4.20 x 2.93)

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

Bathroom

7'4" x 6'1" (2.25 x 1.87)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower with a wall-mounted electric shower, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway to the garage with an up-and-over door, and access to the rear garden.

Rear

To the rear of the property is a patio area, a lawn, 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.

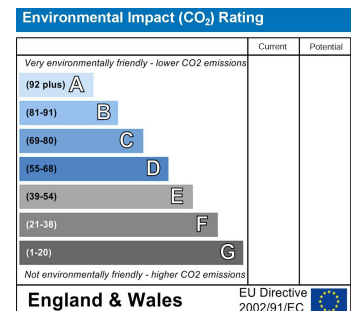
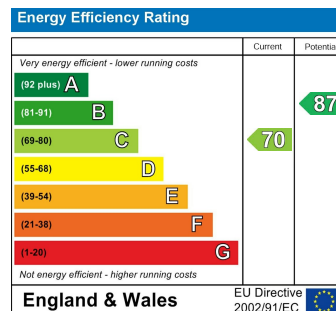
The vendor has advised the following:

Property Tenure is Freehold

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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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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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