

# HoldenCopley

PREPARE TO BE MOVED

Southfield Road, Aspley, Nottinghamshire NG8 3PL

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£190,000



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## NO UPWARD CHAIN...

This three-bedroom end-terrace home offers deceptively spacious accommodation and represents a fantastic opportunity for buyers looking to put their own stamp on a property. Requiring modernisation throughout, it is perfect for those seeking a renovation project to create a stylish and comfortable family home. Offered to the market with no upward chain, this property is ideal for first-time buyers, investors, or families wanting to take advantage of its well-connected location. Positioned within close proximity to a range of local amenities, excellent transport links, and great school catchments, it ensures convenience for daily commuting and family life. The ground floor features a hallway leading to a generously sized reception room, a fitted kitchen, and a convenient W/C. Upstairs, there are three well-proportioned bedrooms, a three-piece family bathroom, and access to a loft space, providing additional storage potential. Outside, the property boasts a gated driveway to the front, while the rear offers a private garden with a lean-to, a sheltered patio area, a detached outbuilding, and mature trees. With plenty of scope to add value, this home is a must-see for those looking to transform a property into something special.

## MUST BE VIEWED







- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Rear Garden
- New Boiler
- No Upward Chain











GROUND FLOOR

Hallway

12'7" x 6'3" (3.85 x 1.93)

The hallway has carpeted flooring, a built-in under the stairs cupboard, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

17'11" x 12'11" (5.48 x 3.94)

The living room has a window to the front elevation, carpeted flooring, a recessed alcove with a brick surround and tiled hearth, a serving hatch into the kitchen and double French doors providing access out to the garden.

Kitchen

11'6" x 11'5" (3.53 x 3.49)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space for a fridge-freezer, tiled flooring, partially tiled walls, a window to the side elevation and UPVC double French doors providing access out to the garden.

Side Entrance

3'8" x 2'11" (1.13 x 0.91)

The side entrance has tiled flooring and a UPVC single door providing side access.

W/C

5'10" x 2'5" (1.78 x 0.76)

This space has a low level flush W/C, tiled flooring and walls, a wall-mounted boiler and a single window to the side elevation.

FIRST FLOOR

Landing

9'6" x 8'2" (2.91 x 2.51)

The landing has a window to the front elevation, carpeted flooring, a built-in cupboard, coving, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'9" x 10'0" (3.60 x 3.07)

The main bedroom has windows to the side and rear elevations, carpeted flooring, a radiator, a gas wall heater and a built-in wardrobe.

Bedroom Two

12'10" x 9'5" (3.92 x 2.89)

The second bedroom has a window to the rear elevation, carpeted flooring, a gas wall heater and a built-in cupboard.

Bedroom Three

13'0" x 8'3" (3.98 x 2.52)

The third bedroom has windows to the front elevation and a built-in cupboard.

Bathroom

5'8" x 5'7" (1.75 x 1.72)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, tiled flooring and walls, a radiator and a window to the side elevation.

OUTSIDE

Front

To the front is two sets of double iron gates and a single iron gate providing access onto the driveway and a single iron gate providing rear access.

Rear

To the rear is a private garden with a lean to, a sheltered patio, a detached outbuilding and mature trees.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium 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.

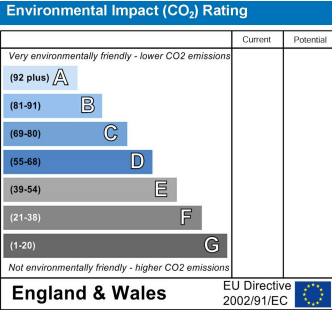
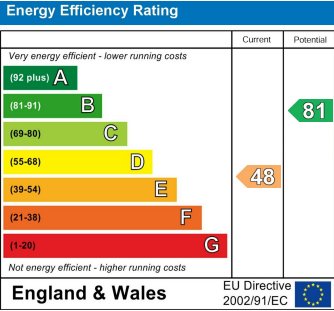
The vendor has advised the following:

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.

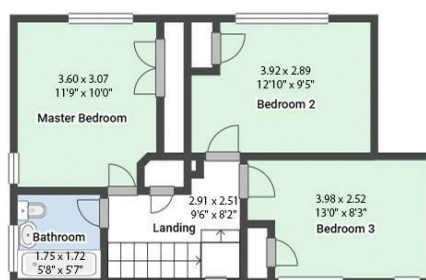
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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