

HoldenCopley

PREPARE TO BE MOVED

Seaford Avenue, Wollaton, Nottinghamshire NG8 1LA

Guide Price £300,000

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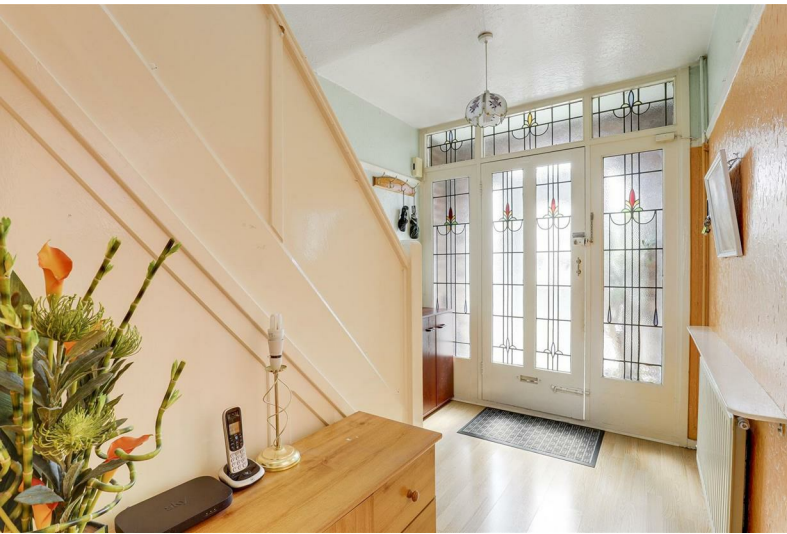


GUIDE PRICE £300,000-£325,000

PLENTY OF POTENTIAL THROUGHOUT...

This three bedroom detached house is located in the sought after location of Wollaton, just a stone's throw away from various local amenities including the scenic Wollaton Park as well as excellent school catchments and easy access into the City Centre, Universities and QMC. The property offers a wealth of space and potential and is ideal for those looking to make their mark on a new home. The ground floor comprises of two spacious reception rooms and a fitted kitchen, providing plenty of space for relaxation and entertainment. Upstairs, there are three well-proportioned bedrooms, a two-piece bathroom suite and a separate W/C, all of which offer endless possibilities for modernisation and personalisation. There is also access to the loft via a drop down ladder which offers ample storage space. Outside, the property benefits from a driveway and garage for secure off-street parking, as well as a generously sized garden that presents an ideal space for outdoor living and relaxation. With its fantastic location and vast potential throughout, this property represents an exciting opportunity for those seeking a new project to make their own. Don't miss out on the chance to view this property and see what potential it has to offer!

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Two Piece Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Driveway & Garage
- Plenty Of Potential Throughout
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, a radiator, a picture rail, windows to the front elevation with stained glass inserts and a single door with stained glass inserts providing access into the accommodation

Dining Room

12'7" into bay x 10'11" (3.84m into bay x 3.33m)

The dining room has carpeted flooring, a radiator and a bay window to the front elevation

Living Room

19'1" x 10'11" (5.83m x 3.33m)

The living room has carpeted flooring, a TV point, a radiator, coving to the ceiling and a glass sliding door providing access to the rear garden

Kitchen

15'1" x 6'11" (4.61m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space for an oven, space for a fridge, space for a freezer, space and plumbing for a washing machine, a wall-mounted boiler, a pantry, two windows to the side and rear elevations and a single door providing access to the driveway and garage

FIRST FLOOR

Landing

The landing has carpeted flooring, an obscure window to the side elevation and provides access to the loft which is accessed via a drop down ladder and offers spacious accommodation

Bedroom One

13'1" into bay x 10'11" (3.99m into bay x 3.33m)

The main bedroom has carpeted flooring, a radiator, a picture rail and a bay window to the front elevation

Bedroom Two

13'0" x 10'5" (3.97m x 3.19m)

The second bedroom has carpeted flooring, a range of fitted wardrobes and storage cupboards, a radiator, a picture rail and a window to the rear elevation

Bedroom Three

7'5" x 6'11" (2.28m x 2.12m)

The third bedroom has carpeted flooring, a radiator, a picture rail and a bay window to the front elevation

Bathroom

6'11" x 5'11" (2.11m x 1.82m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, three in-built storage cupboards, a radiator and an obscure window to the rear elevation

W/C

This space has a low-level dual flush W/C and an obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a large driveway with gated access to the garage and rear garden providing ample off-road parking

Rear

To the rear of the property is a private enclosed garden with a stone paved area and pathway, a stone pebbled area, a well-maintained lawn, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

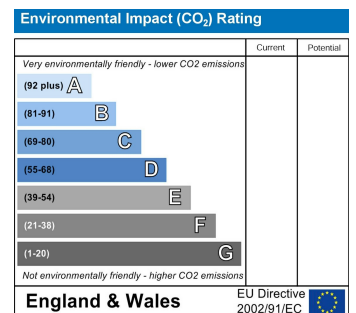
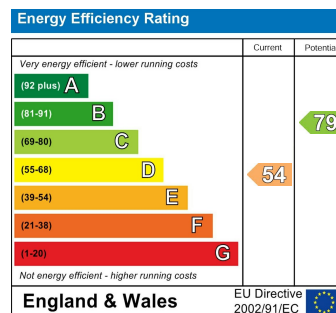
The vendor has advised the following:

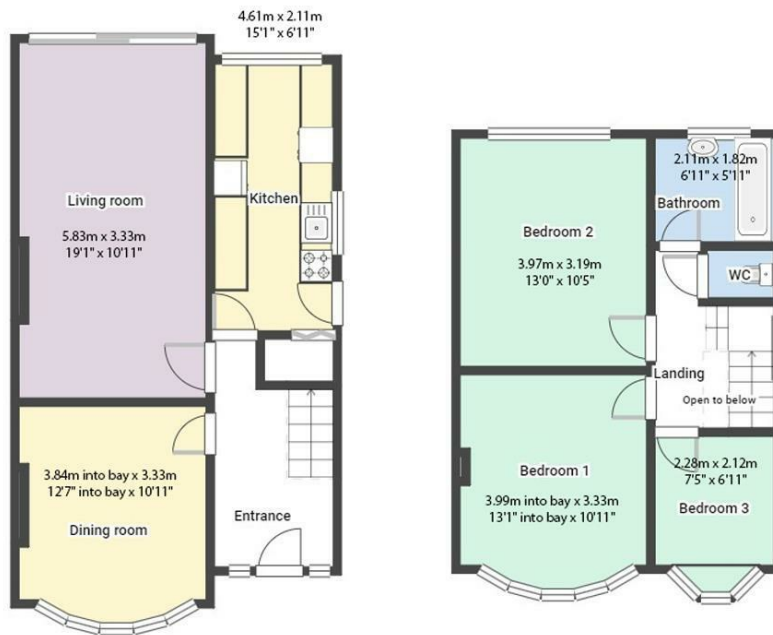
Property Tenure is Freehold

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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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