

HoldenCopley

PREPARE TO BE MOVED

Charlbury Road, Wollaton, Nottinghamshire NG8 INH

Guide Price £270,000-£280,000

Charlbury Road, Wollaton, Nottinghamshire NG8 INH



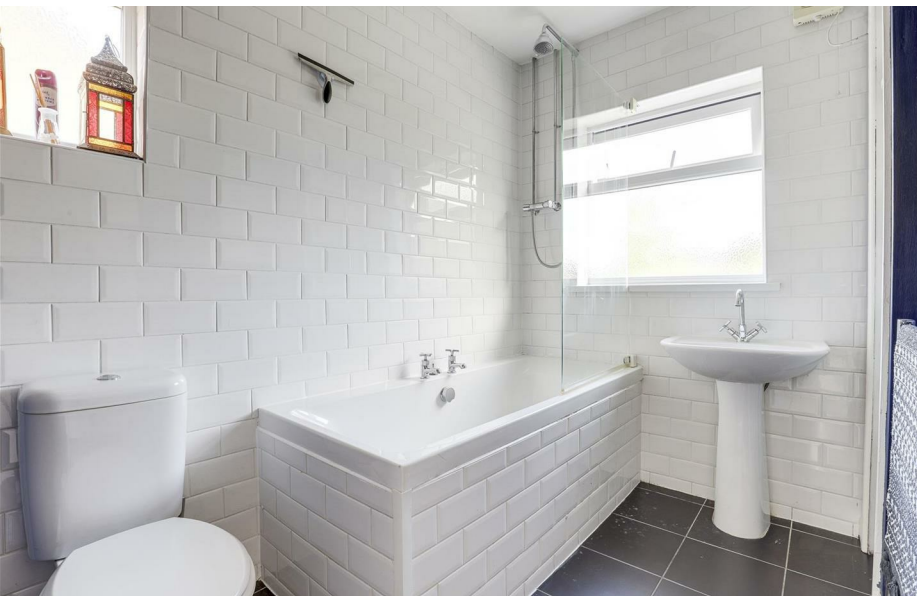
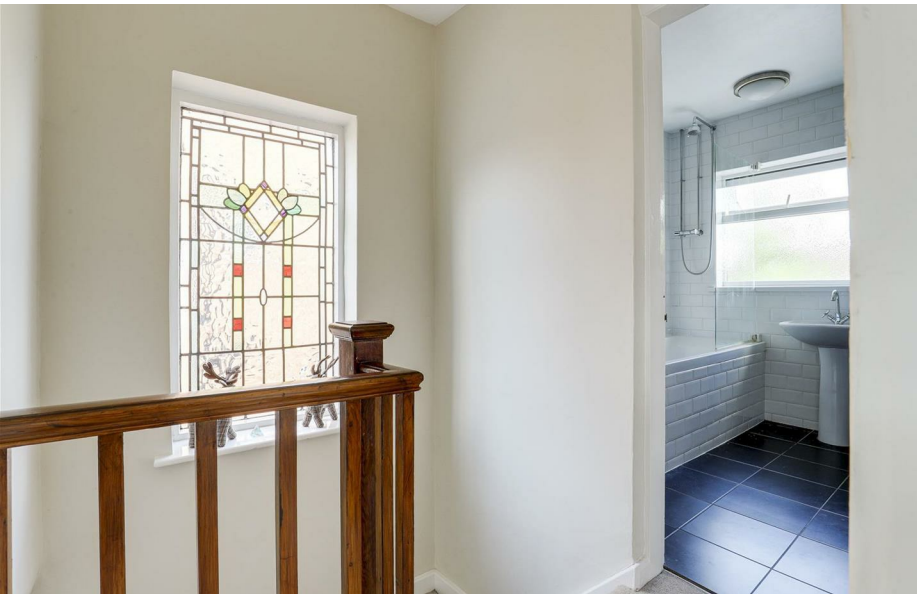
Guide Price £270,000 - £280,000

PERFECT FAMILY HOME...

A delightful three bedroom semi-detached house nestled in the sought-after neighbourhood of Wollaton. Boasting a well-maintained exterior, a thoughtfully designed interior, and a range of desirable features, this property presents an excellent opportunity for a comfortable and convenient family lifestyle. Entering by a porch leading through to a hallway, a versatile family room, perfect for relaxing and spending quality time with loved ones, a lounge diner offering ample space for entertaining guests and hosting gatherings and a fitted kitchen complete with modern appliances and ample storage, provides a functional and stylish space for culinary endeavours. Ascending to the first floor, you will find three well-appointed bedrooms, each offering a peaceful sanctuary for rest and relaxation and completing the first floor is a tastefully designed bathroom, providing a serene retreat for rejuvenation. Externally, the property boasts a block paved driveway, ensuring convenient off-road parking for two vehicles. The rear of the property showcases a beautifully maintained lawned garden, perfect for outdoor activities and enjoying the fresh air. Additionally, there is a delightful decked seating area, ideal for al fresco dining or simply unwinding in a tranquil setting. A paved seating area offers further space for relaxation or entertaining. For added convenience, a garage provides valuable storage space for all your belongings. Situated in the highly desirable area of Wollaton, this property enjoys close proximity to a range of local amenities, including schools, shops, and transport links. The nearby natural beauty of Wollaton Park offers the opportunity for leisurely walks and outdoor recreation.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Porch & Hallway
- Family Room
- Lounge Diner
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Garage
- Well Maintained Rear Garden





GROUND FLOOR

Porch

The porch has tiled flooring, UPVC obscured glazed windows and a wooden door providing access into the accommodation.

Entrance Hallway

The entrance hallway has wooden flooring, a radiator, a meter cupboard, carpeted stairs to the first floor and a door providing access into the accommodation from the porch.

WC

5'2" x 2'4" (1.60 x 0.73)

Family Room

12'0" into bay x 10'6" (3.67m into bay x 3.22m)

The family room has wooden flooring, a radiator, cornice to the ceiling and a UPVC double glazed bay window to the front elevation.

Lounge Diner

19'5" x 10'7" (5.92m x 3.24m)

The lounge diner has wooden flooring, cornice to the ceiling, a radiator, a fireplace with a surround and hearth and UPVC glazed sliding patio doors providing access out to the rear garden.

Kitchen

13'0" x 6'11" (3.98 x 2.13)

The kitchen has tiled flooring, a range of wall, drawer and base units with rolled edged worktop over, an integrated electric oven, a four ring gas hob, a stainless steel extractor hood, partially tiled walls, space and plumbing for a washing machine, space for a fridge freezer, a stainless steel sink with a drainer and a mixer tap, a radiator, in built shelving, a UPVC double glazed window to the rear elevation, two obscured UPVC double glazed windows to the side elevation and a UPVC door to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a stained glass window to the side elevation and access into the first floor accommodation.

Bedroom One

12'0" into bay x 10'0" (3.67m into bay x 3.07m)

The landing has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation.

Bedroom Two

10'10" x 10'7" (3.31m x 3.23m)

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

Bedroom Three

7'4" x 6'9" (2.26m x 2.06m)

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

Bathroom

8'2" x 6'1" (2.49m x 1.87m)

The bathroom has tiled flooring, partially tiled walls, an extractor fan, a chrome heated towel rail, a wash basin with mixer tap, an in built shelving unit, access into the loft space, a low level W/C, an obscured UPVC double glazed window to the side elevation, an obscured UPVC double glazed window to the rear elevation and a bath with mixer shower and a shower screen.

OUTSIDE

Front

To the front of the property there is a block paved driveway providing off-street parking for two cars, fenced and walled boundaries and double gates providing access into the rear of the accommodation.

Rear

To the rear of the property there is a decked seating area, paved seating area, a lawned garden with gravel boundary, enclosed by fenced boundaries and access into a garage providing additional storage.

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

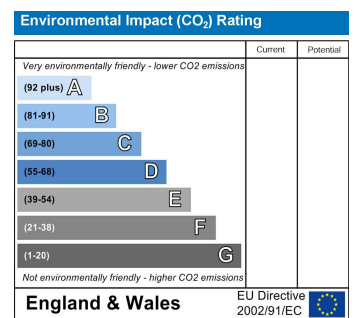
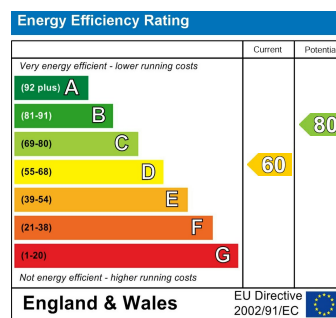
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.





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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk