

# HoldenCopley

PREPARE TO BE MOVED

Verona Avenue, Colwick, Nottinghamshire NG4 2BN

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Guide Price £200,000 - £220,000



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GUIDE PRICE: £200,000 - £210,000

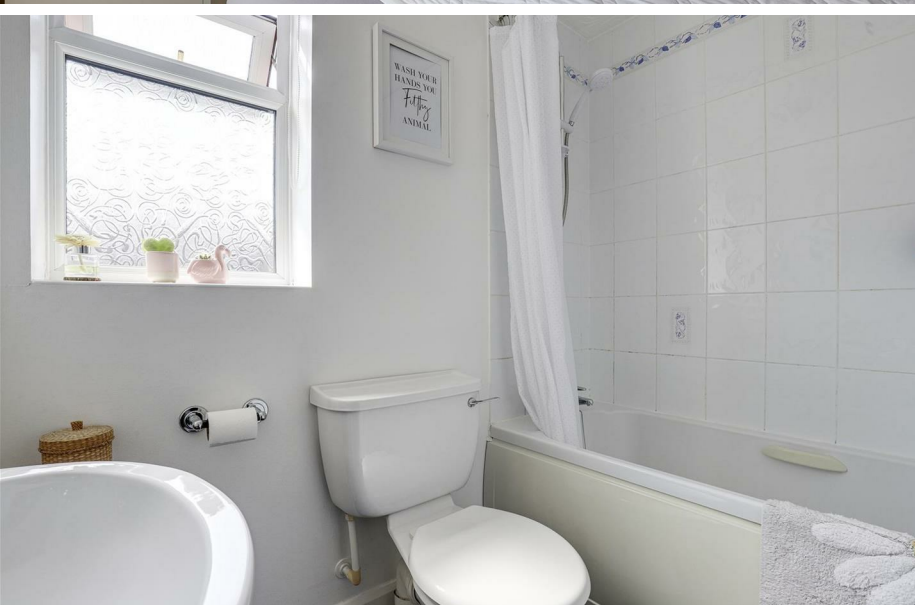
### THE PERFECT STARTER HOME...

This two-bedroom semi-detached house is impeccably presented throughout, making it an ideal purchase for first-time buyers or investors. Nestled in a quiet yet highly sought-after location, the property is conveniently close to local amenities, including Colwick Country Park, retail parks, excellent transport links, and offers easy access to the City Centre. The ground floor boasts an inviting entrance hall, a modern fitted kitchen, a spacious living room perfect for relaxing or entertaining, and a bright conservatory. Upstairs, you'll find two double bedrooms, each featuring built-in storage space, along with a stylish bathroom suite. Outside, the home benefits from a private, enclosed, well-maintained garden, perfect for outdoor activities and relaxation. Additionally, there is off-road parking and a single garage, providing ample space for vehicles and storage.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three-Piece Bathroom Suite
- Well-Maintained Garden
- Off-Road Parking & Garage
- Quiet Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

9'9" x 5'8" (2.98m x 1.73m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and an angled extractor fan, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, a wall-mounted combi-boiler, a radiator, and a UPVC double-glazed window to the front elevation.

Living Room

11'9" x 11'9" (3.60m x 3.60m)

The living room has wooden flooring, a radiator, an in-built cupboard, a TV point, and a sliding patio door leading into the conservatory.

Conservatory

10'5" x 9'10" (3.20m x 3.00m)

The conservatory has tiled flooring with underfloor heating, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the partially boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

9'8" x 9'3" (2.95m x 2.82m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bathroom

7'1" x 5'6" (2.17m x 1.69m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, partially tiled walls, vinyl flooring, a radiator with a chrome towel rail, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

9'8" x 7'8" (2.96m x 2.36m)

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

OUTSIDE

Front

To the front of the property is a lawned garden with courtesy lighting, and gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, and fence panelled boundaries.

Parking

There is an off-road parking space with access into the garage, underneath the nearby coach house.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download

speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk of surface water flooding / low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

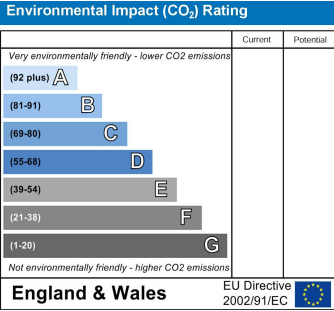
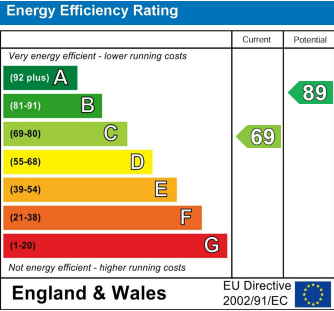
The vendor has advised the following:

Property Tenure is Freehold

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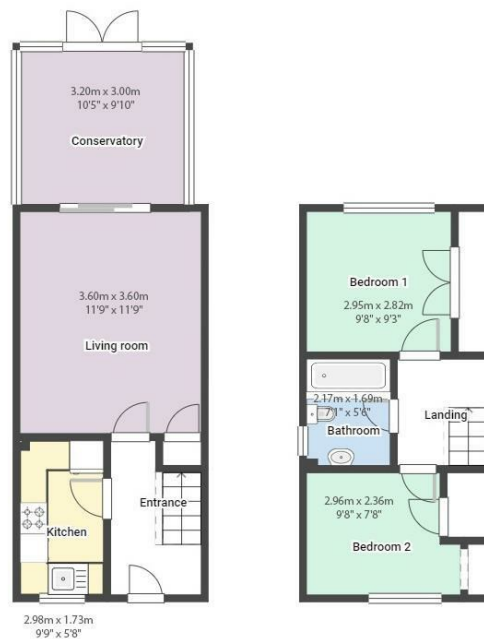
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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