

# HoldenCopley

PREPARE TO BE MOVED

Bendigo Lane, Colwick, Nottinghamshire NG2 4EH

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**Guide Price £190,000 - £200,000**

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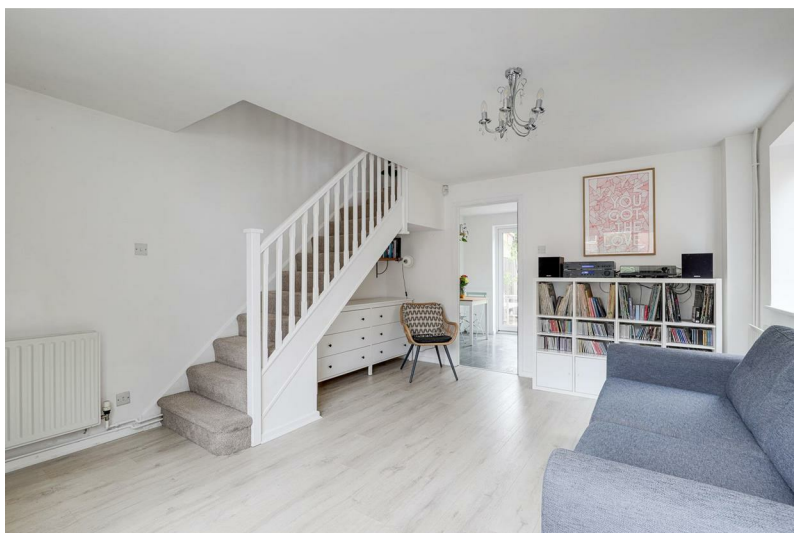


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NO UPWARD CHAIN...

This charming semi-detached house, located just a short walk from Colwick Country Park and close to various local amenities including shops, is ideal for first-time buyers or investors. The property is being sold with no upward chain, ensuring a smooth and straightforward purchase process. Upon entering, you are greeted by a hallway that leads into a spacious living room, perfect for relaxation and entertaining. The fitted kitchen, with access to the rear garden, offers a practical and stylish space for cooking and dining. Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and storage. The three-piece bathroom suite is well-appointed, offering convenience and comfort. The front of the property features a driveway, courtesy lighting, a planted border, and gated access to the rear garden. The enclosed rear garden is a true highlight, with a gravelled area, a decked patio seating area, a pond, a lawn, and a fence-panelled boundary, making it an ideal space for outdoor activities and relaxation.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Hallway

3'10" x 4'3" (1.17m x 1.31m)

The hallway has wood-effect flooring, and a UPVC door providing access into the accommodation.

### Living Room

15'7" x 12'7" (4.76m x 3.85m)

The living room has two UPVC double glazed windows to the front and side elevation, two radiators, wood-effect flooring, and carpeted stairs.

### Kitchen

8'11" x 12'6" (2.72m x 3.82m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half-bowl sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob with a splashback and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a wall-mounted boiler, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

## FIRST FLOOR

### Landing

6'0" x 6'9" (1.85m x 2.06m)

The landing has carpeted flooring, access into the lit and boarded loft via a pull-down ladder, and access to the first floor accommodation.

### Bedroom One

8'5" x 12'7" (2.58m x 3.85m)

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

### Bedroom Two

8'2" x 12'7" (2.51m x 3.84m)

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

### Bathroom

5'6" x 7'4" (1.70m x 2.24m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a countertop wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated radiator, recessed spotlights, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a driveway, courtesy lighting, planted border and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with a gravelled area, a decked patio seating area, a pond, a lawn, and 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 - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defences – 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.

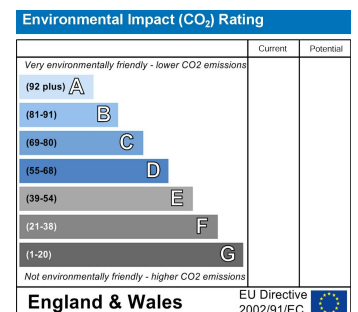
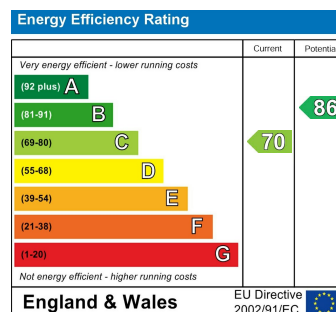
The vendor has advised the following:

Property Tenure is Freehold

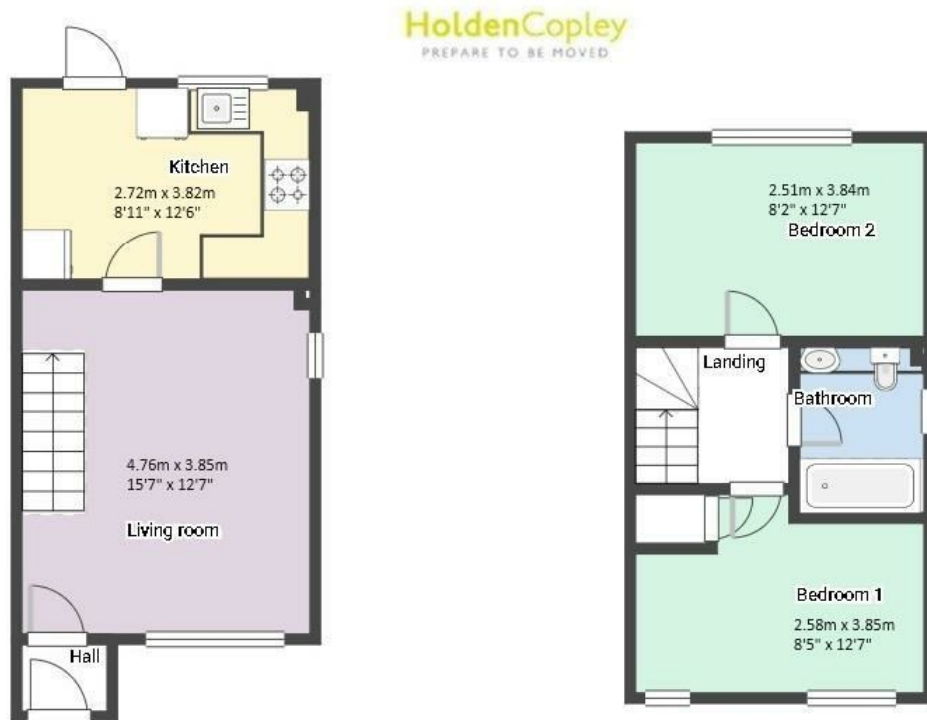
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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**01156712555**

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

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

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