

HoldenCopley

PREPARE TO BE MOVED

Wharfedale, Wollaton, Nottinghamshire NG8 2TS

Offers Over £160,000

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LOCATION LOCATION LOCATION...

Situated in a highly sought-after location, this three-bedroom semi-detached house offers an ideal family home for first-time buyers looking to step onto the property ladder. The property is conveniently located near a range of local amenities, including the renowned Wollaton Hall and Deer Park, shops and excellent transport links. It is also within easy walking distance to Fernwood Primary & Nursery School, rated "Good," and The Fernwood Secondary School, rated "Outstanding" by Ofsted. The ground floor welcomes you with a hallway leading to a spacious lounge-diner, perfect for both relaxation and entertaining and a well-appointed fitted kitchen. The first floor comprises three bedrooms, a three-piece bathroom suite with an electric shower and access to a loft providing additional storage space. Outside, the rear of the property features a private garden complete with a patio, a well-maintained lawn and a shed, offering a serene space for outdoor activities and leisure. This property combines comfort, convenience and a prime location, making it an excellent choice for discerning buyers.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Lounge-Diner
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Popular Location
- Excellent Transport Links
- Close To Local Amenities -
Walking Distance To Top
Rated Schools
- No Upward Chain





GROUND FLOOR

Hallway

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

Lounge

13'2" x 9'7" (4.01m x 2.92m)

The lounge has carpeted flooring, a radiator, a dado rail, a decorative surround with a tiled hearth, wall-mounted light fixtures, coving, a ceiling rose and a sliding patio doors providing access out to the garden.

Dining Area

8'2" x 5'3" (2.49m x 1.60m)

The dining area has carpeted flooring, a radiator, a dado rail, coving, a ceiling rose and a UPVC double-glazed window to the side elevation.

Kitchen

8'11" x 6'11" (2.72m x 2.11m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob, a washing machine, a stainless steel sink with a drainer, a fridge-freezer, wood-effect flooring, a radiator, partially tiled walls, a wall-mounted boiler, coving, UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

11'8" x 8'4" (3.56m x 2.54m)

The main bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and built-in wardrobes.

Bedroom Two

10'0" x 7'3" (3.05m x 2.21m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

Bedroom Three

7'8" x 7'4" (2.34m x 2.24m)

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

Bathroom

6'3" x 6'0" (1.93m x 1.83m)

The bathroom has a low level flush W/C, a fitted panelled bath with an electric shower, a pedestal wash basin, wood-effect flooring, tiled walls, a radiator, coving, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

To the rear of the property is a private rear garden with a fence panelled boundary, a patio, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download

speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

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.

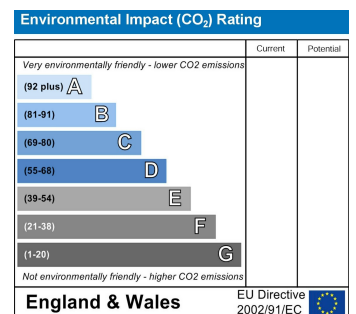
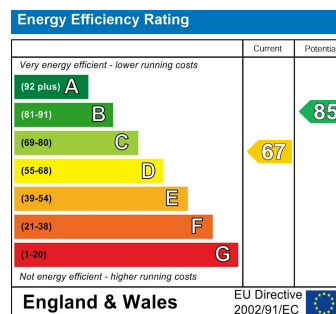
The vendor has advised the following:

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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