

HoldenCopley

PREPARE TO BE MOVED

Bransdale Road, Clifton, Nottinghamshire NG11 9JG

Guide Price £210,000

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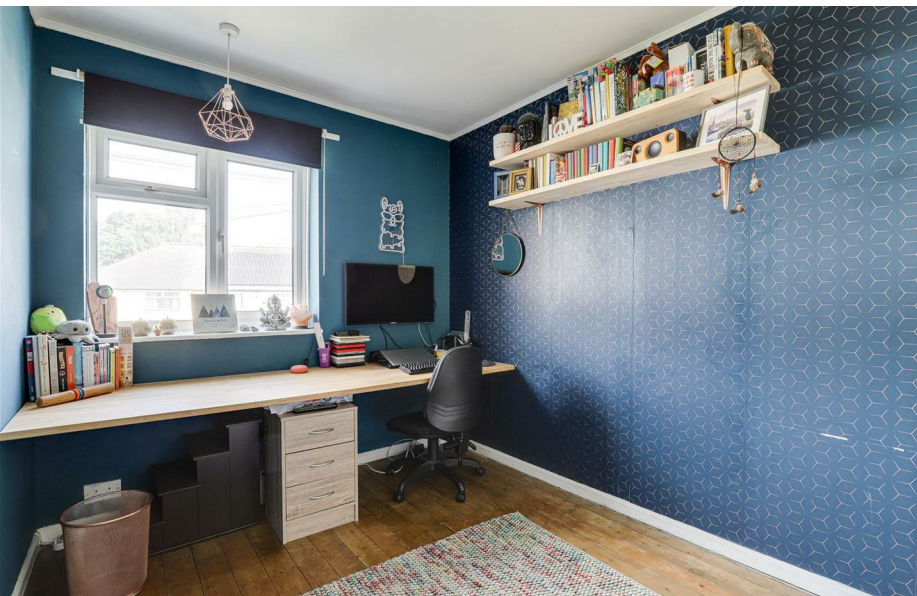


GUIDE PRICE OF £210,000 - £230,000

This beautifully presented three-bedroom semi-detached home is an ideal choice for first-time buyers eager to step onto the property ladder. This property boasts close proximity to a wide range of local amenities, including shops, excellent transport links and great school catchments. The ground floor welcomes you with a spacious living room, perfect for relaxation and entertaining, alongside a modern fitted kitchen equipped with all the essentials for contemporary living. A convenient WC completes this level. Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable living spaces filled with natural light. The first floor also features a stylish three-piece bathroom suite and access to a loft, providing ample storage options. Externally, the property continues to impress. The front garden is beautifully maintained with a neat lawn and a shared access driveway, ensuring off-road parking. To the rear, a private garden offers an oasis of calm, with a well-maintained lawn, inviting decking areas and a charming pergola. The addition of a summer house provides a versatile space for a home office or relaxation and a detached garage adds valuable extra storage or workshop potential. This home combines modern comfort with thoughtful design, making it a perfect opportunity for those looking to establish themselves as home owners.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Rear Garden
- Driveway
- Garage
- Must Be Viewed





GROUND FLOOR

Hall

4'2" x 8'3" (1.29m x 2.54m)

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

W/C

4'9" x 2'8" (1.46m x 0.82m)

This space has a low level flush W/C, a radiator and a UPVC double-glazed obscure window to the front elevation.

Living Room

11'1" x 20'7" (3.40m x 6.28m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures, coving and double French doors providing access out to the garden.

Kitchen

9'7" x 11'3" (2.93m x 3.44m)

The kitchen has a range of fitted base and wall units with worktops, a fitted breakfast bar, an integrated oven, an electric hob with an extractor fan, a Belfast sink with a moveable swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Hall

5'7" x 6'4" (1.71m x 1.95m)

The hall has wood-effect flooring, built-in cupboards and a single UPVC door providing access out to the side of the property.

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

10'9" x 11'5" (3.28m x 3.48m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a built-in cupboard.

Bedroom Two

8'7" x 13'4" (2.64m x 4.07m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a built-in cupboard.

Bedroom Three

10'9" x 7'11" (3.28m x 2.43m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and coving.

Bathroom

8'7" x 6'5" (2.64m x 1.96m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, an L shaped fitted panelled bath with a hand-held shower and a glass shower screen, wood-effect flooring, a chrome heated towel rail, a towel rail, partially tiled walls and two UPVC double-glazed obscure windows to the rear and side elevations.

OUTSIDE

Front

To the front of the property is a garden with a lawn and shrubs and a shared access driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a decking area with a pergola, a lawn, various plants and shrubs, a further decking area with a summer house and a detached garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes, no fines concrete

Any Legal Restrictions – No

Other Material Issues – There is green deal finance connected to the house through the gas and electric

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

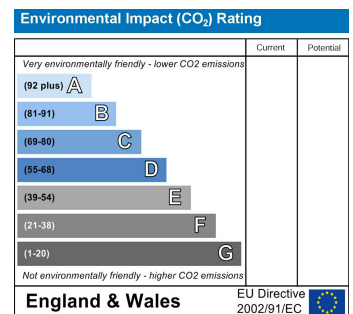
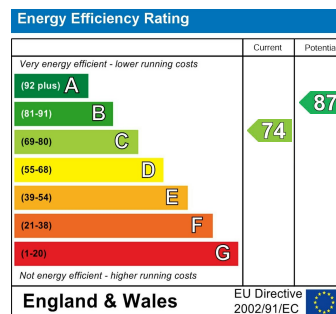
The vendor has advised the following:

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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