

HoldenCopley

PREPARE TO BE MOVED

Castle Quay Close, Castle Marina, Nottinghamshire NG7 1HT

Guide Price £300,000

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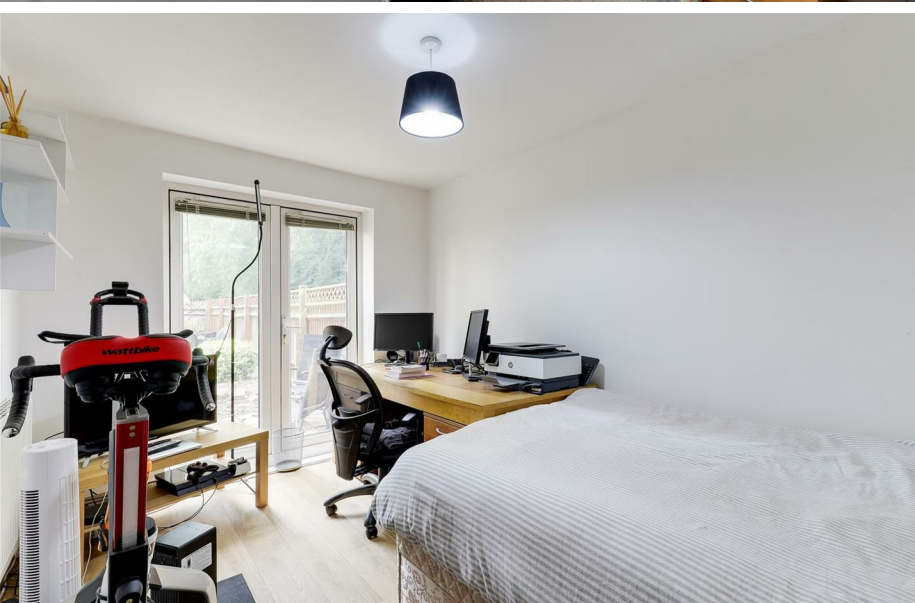
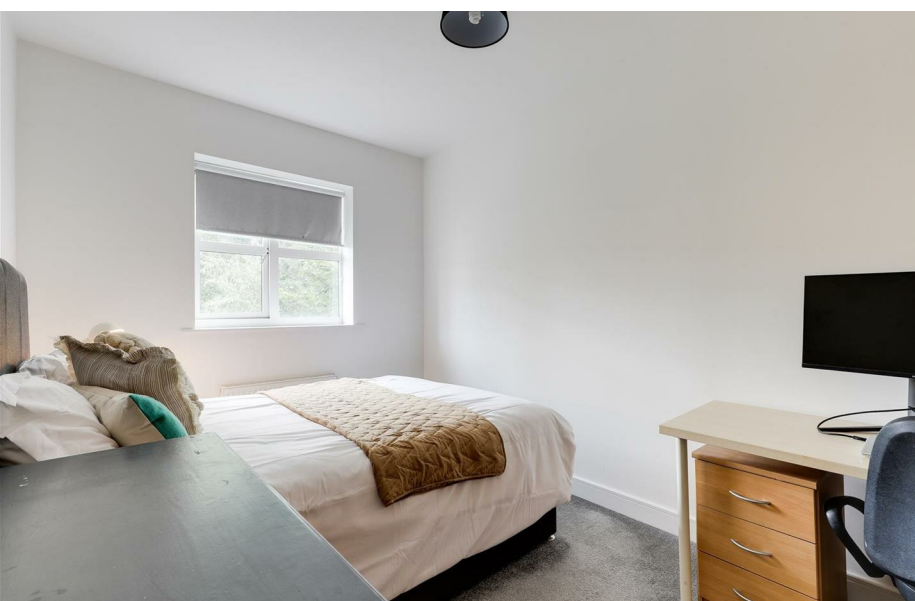


LOCATION, LOCATION, LOCATION...
GUIDE PRICE - £300,000 - £325,000

This three-bedroom mid-terraced townhouse offers spacious accommodation across three floors and is well-presented throughout, making it move-in ready for a range of buyers. Located in a private gated development within Castle Quay Close, the property is just a stone's throw from the picturesque Castle Marina and benefits from proximity to local amenities, excellent transport links—including bus, tram, and train—local shops, the City Centre, and excellent school catchments. The ground floor features an inviting entrance hall, a convenient shower suite, a utility room, and a bedroom, ideal for guests or use as a home office. The first floor presents a bright and airy living room, which seamlessly flows into the dining area, both of which are enhanced by Juliet-style balconies at either end, and connects to a modern, well-equipped kitchen. On the second floor, there are two additional double bedrooms, each with built-in wardrobes, and a well-appointed family bathroom, with the master bedroom enjoying its own en-suite bathroom. Externally, the property benefits from a front driveway with access to an integral garage, while the rear boasts a private, enclosed, low-maintenance garden, perfect for relaxation or entertaining.

MUST BE VIEWED





- Mid-Terraced Townhouse
- Three Double Bedrooms
- Open Plan Living & Dining Room With Juliet-Style Balconies
- Modern Fitted Kitchen
- Separate Utility Room
- Three Bathrooms
- Driveway & Integral Garage
- Low Maintenance Garden
- Private, Gated Development
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'10" x 3'8" (6.37 x 1.13)

The entrance hall has wood-effect flooring, carpeted stairs, two radiators, coving to the ceiling, an in-built cupboard, and provides access into the accommodation.

Shower Room

9'4" x 2'10" (2.87 x 0.88)

This space has a low level dual flush W/C, a wash basin, a shower enclosure with a mains-fed shower, a radiator, partially tiled walls, wood-effect flooring, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Utility Room

9'8" x 6'7" (2.95 x 2.03)

The utility room has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, wood-effect flooring, a radiator, and a composite door providing access to the rear garden.

Bedroom Three

13'0" x 8'5" (3.97 x 2.58)

The third bedroom has wood-effect flooring, a radiator, and double French doors opening out to the garden.

FIRST FLOOR

Landing

10'1" x 3'4" (3.08 x 1.04)

The landing has carpeted flooring and provides access to the first floor accommodation.

Living Room

15'6" x 14'4" (4.73 x 4.39)

The living room has wood-effect flooring, coving to the ceiling, a TV point, a radiator, a UPVC double-glazed window to the front elevation, double French doors opening out to the Juliet-style balcony, and open plan to the dining room.

Dining Room

14'10" x 8'6" (4.53 x 2.61)

The dining room has wood-effect flooring, a radiator, open plan to the kitchen, and double French doors opening out to a second Juliet-style balcony.

Kitchen

8'11" x 7'1" (2.72 x 2.17)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, a NEFF electric hob with an extractor fan, an integrated dishwasher, space for a fridge freezer, wood-effect flooring, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Upper Landing

8'0" x 3'4" (2.44 x 1.03)

The upper landing has carpeted flooring, an in-built cupboard, and provides access to the second floor accommodation.

Master Bedroom

13'4" x 11'6" (4.07 x 3.53)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an in-built triple wardrobe, and access into the en-suite.

En-Suite

8'6" x 5'2" (2.61 x 1.58)

The en-suite has a low level dual flush W/C, a pedestal wash basin, an electrical shaving point, a shower enclosure with a mains-fed shower, a radiator, wood-effect flooring, partially tiled walls, recessed spotlights, and an extractor fan.

Bedroom Two

12'10" x 8'7" (3.93 x 2.62)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built triple wardrobe, and access to the loft.

Bathroom

8'11" x 6'7" (2.74 x 2.01)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, a radiator with a chrome towel rail, wood-effect flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage.

Garage

16'10" x 8'5" (5.14 x 2.57)

The garage has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed low maintenance garden with patio and gravelled areas, courtesy lighting, a range of trees, plants and shrubs, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal – Mostly 4G network

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk for rivers & sea, very low risk for surface water

Non-Standard Construction – No

Any Legal Restrictions – N/A

Other Material Issues – N/A

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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:

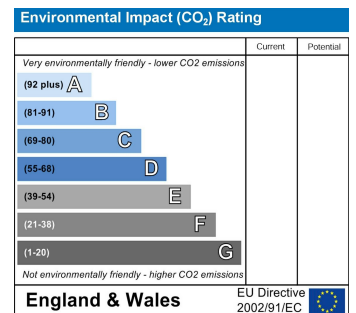
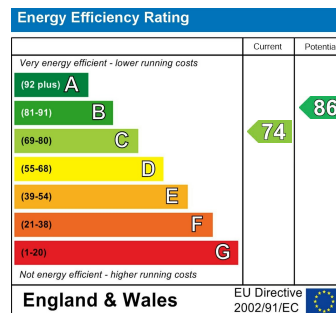
Property Tenure is Freehold

Annual service charge of £274.22

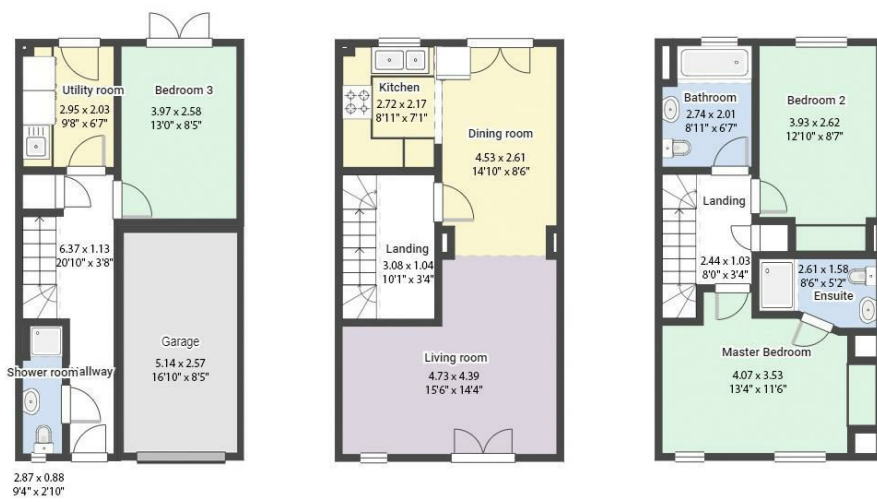
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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