

# HoldenCopley

PREPARE TO BE MOVED

Halfpenny Walk, Wilford, Nottinghamshire NG11 7GX

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**Guide Price £375,000 - £385,000**



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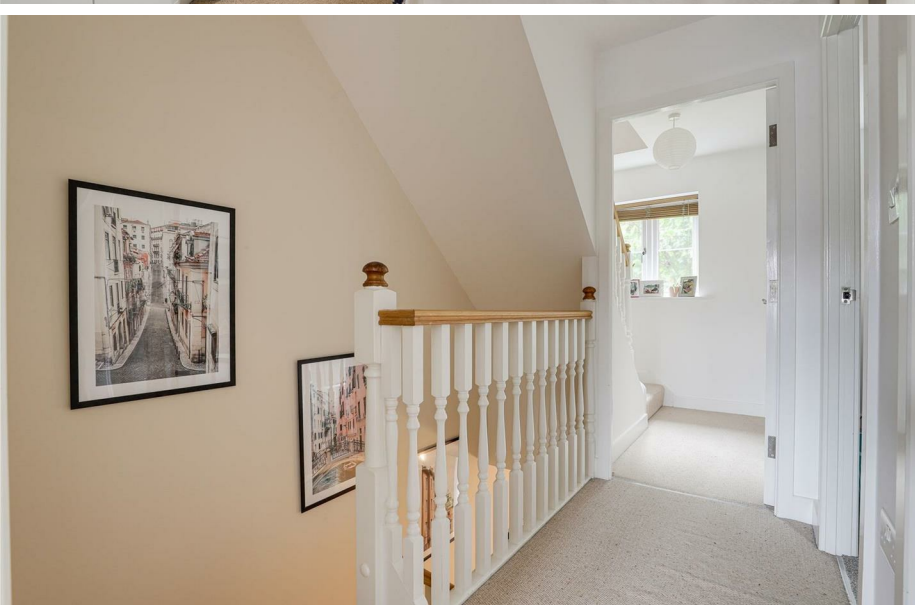
LOCATION, LOCATION, LOCATION...

This beautifully presented three-storey mid-terraced house is situated in a highly sought-after location, making it an ideal choice for a growing family. The property is conveniently located close to a range of local amenities, including shops, schools, and more, as well as offering excellent transport links for easy commuting. As you enter the property, you are greeted by a welcoming hallway that leads to a ground floor W/C. The modern fitted kitchen is located at the front of the house. Towards the rear, the spacious living room is a standout feature, with double French doors that open directly onto the enclosed garden. Ascending to the first floor, you will find two generously sized double bedrooms. One of these bedrooms enjoys the added luxury of an en-suite bathroom, providing a private space for relaxation. Additionally, the first floor includes a well-appointed three-piece family bathroom. The second floor is dedicated to the main bedroom, which is a true retreat. This spacious bedroom comes complete with fitted wardrobes and features double French doors that open onto a private balcony. The balcony offers a tranquil spot to enjoy your morning coffee or unwind in the evening. The main bedroom also benefits from its own en-suite bathroom. Outside, the property is equally impressive. The front of the house features courtesy lighting and a courtyard. The rear garden is designed for low maintenance, with a patio area that's perfect for outdoor dining, a gravelled section, and a practical shed for additional storage. The garden is enclosed by fence panels, providing a secure and private space, with gated access to a private driveway with space for two cars.

MUST BE VIEWED

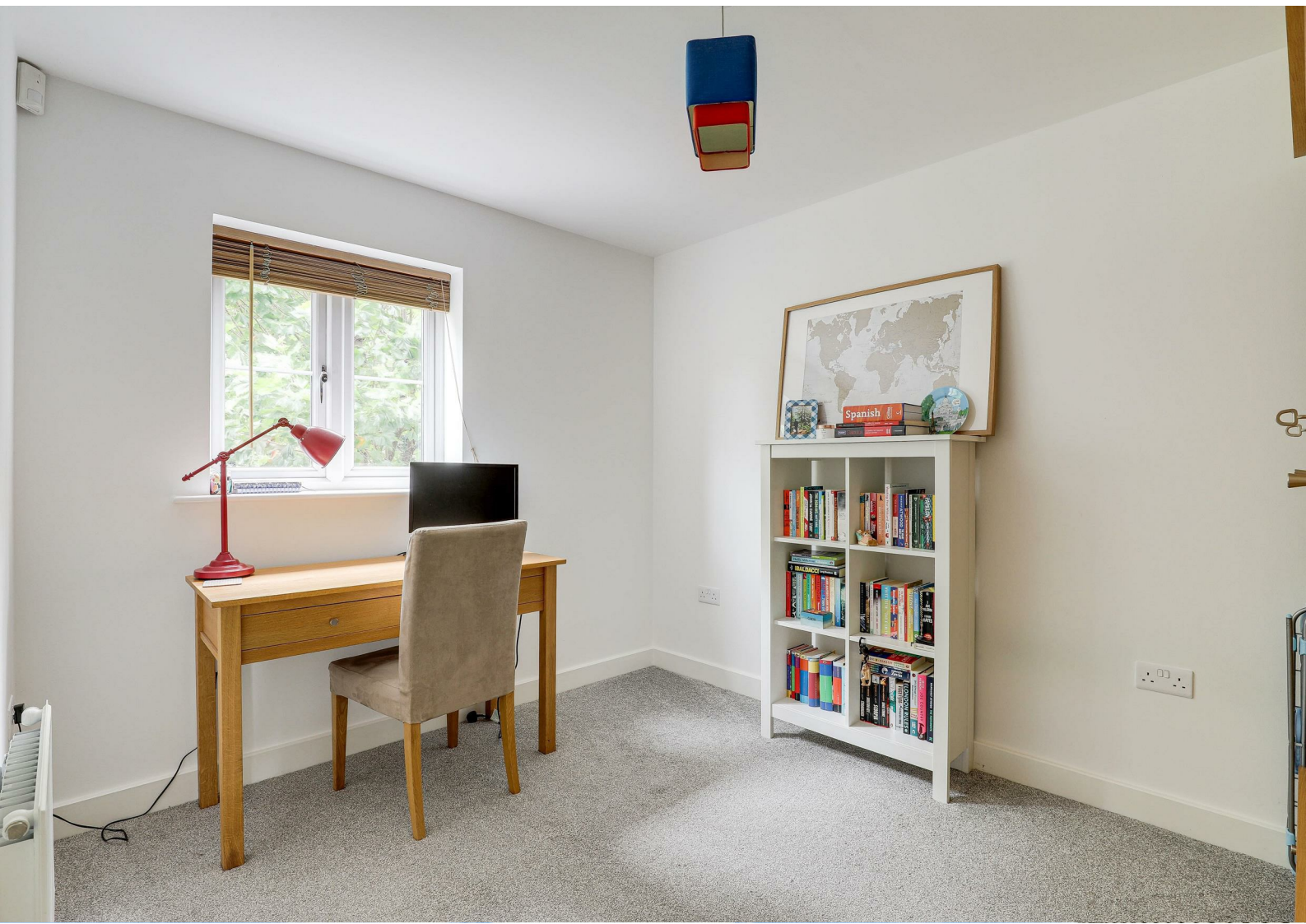






- Mid-Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Family Bathroom Suite, Two En-Suite Bathrooms & A Ground Floor W/C
- Balcony To The Master Bedroom
- Off-Street Parking For Two Cars
- Enclosed Low-Maintenance Rear Garden
- Sought After Location
- Must Be Viewed











## GROUND FLOOR

### Hallway

5'11" x 15'2" (1.81m x 4.64m)

The hallway has oak-effect LVT flooring, carpeted stairs, an in-built cupboard, a radiator, and a double glazed door providing access into the accommodation.

### W/C

5'6" x 3'2" (1.70m x 0.98m)

This space has a low flush W/C, a vanity-style wash basin with a tiled splashback, a radiator, and vinyl flooring.

### Kitchen

9'1" x 14'0" (2.79m x 4.28m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, integrated fridge freezer, space and plumbing for a washing machine, an integrated dishwasher, a radiator, space for a dining table, and a UPVC double glazed window to the front elevation.

### Living Room

17'5" x 15'7" (5.32m x 4.76m)

The living room has full height UPVC double glazed windows and French doors opening out to the rear garden, oak-effect LVT flooring, a TV point, a radiator, and space for a dining table.

## FIRST FLOOR

### Landing

6'7" x 9'5" (2.03m x 2.88m)

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

### Bedroom Two

11'4" x 11'5" (3.47m x 3.48m)

The second bedroom has a UPVC double glazed window to the rear elevation, a fitted wardrobe, a radiator, carpeted flooring, and access into the en-suite.

### En-Suite

3'11" x 8'8" (1.20m x 2.66m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and wood-effect flooring.

### Bedroom Three

8'8" x 10'8" (2.65m x 3.27m)

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

### Bathroom

8'7" x 6'4" (2.64m x 1.94m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, an extractor fan, a shower socket, a radiator, partially tiled walls, and vinyl flooring.

## SECOND FLOOR

### Bedroom One

15'7" x 14'3" (4.76m x 4.35m)

The first bedroom has double French doors opening onto the patio, fitted wardrobes, a radiator, carpeted flooring, and access into the en-suite.

### En-Suite

7'1" x 6'0" (2.18m x 1.83m)

The en-suite has a Velux window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is courtesy lighting, and a courtyard.

### Rear

To the rear of the property is a low maintenance enclosed garden with a patio, a gravelled area, a shed, a fence panelled boundary, and gated access to a private driveway with space for two cars.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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:

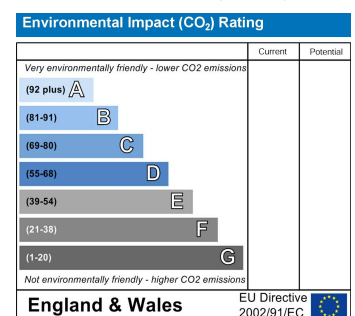
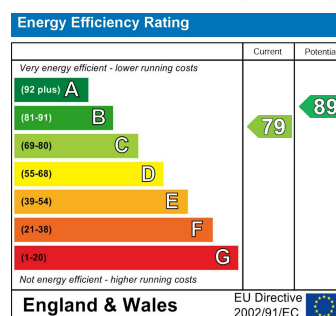
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £350.00

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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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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