

HoldenCopley

PREPARE TO BE MOVED

Bainton Grove, Clifton, Nottinghamshire NG11 8LG

Guide Price £190,000

Bainton Grove, Clifton, Nottinghamshire NG11 8LG



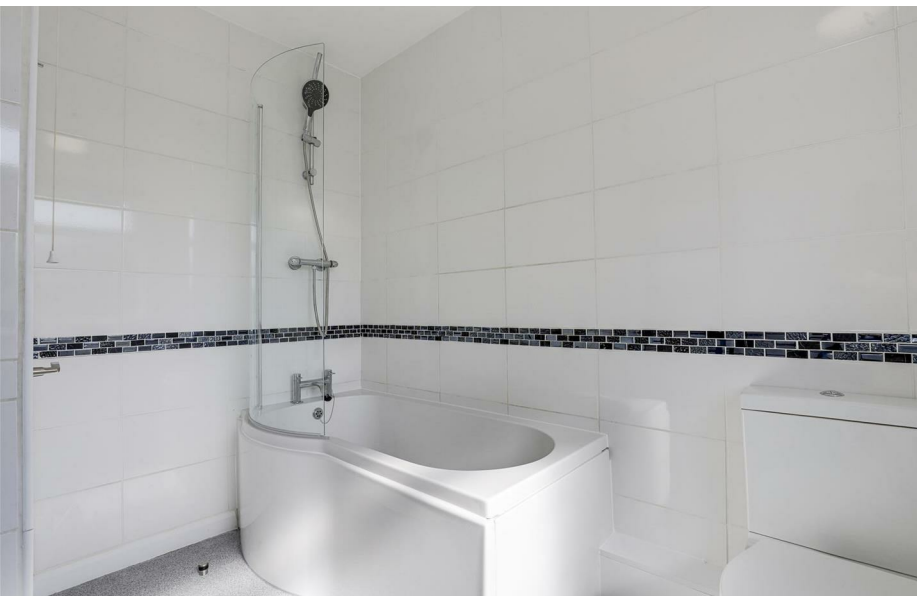
GUIDE PRICE £190,000 - £210,000

NO UPWARD CHAIN...

We are pleased to offer this newly refurbished mid-terraced house, located in a highly sought-after area, perfect for a range of buyers. Positioned close to a variety of local amenities, including shops, schools, and leisure facilities, this property benefits from excellent transport links, making it ideal for families, professionals, and commuters alike. The property has external insulation. Upon entering, you are greeted by an entrance hall, which provides access to the convenient ground floor W/C. The spacious living room is flooded with natural light, thanks to the large sliding patio doors that lead directly to the rear garden. The modern, newly fitted kitchen with new appliance is practical, with plenty of workspace and storage, making it perfect for cooking and entertaining. Upstairs, the first floor features three generously sized bedrooms, all fitted with brand-new carpets, ensuring comfort throughout. The newly refurbished bathroom boasts a contemporary three-piece suite, including a bathtub with overhead shower, washbasin, and toilet, all finished to a high standard. Externally, the front of the property offers a gravelled driveway with off-street parking, along with gated access to the rear. The rear south facing garden has been thoughtfully designed with a patio area for outdoor dining, a lawned area perfect for children or pets, and an outbuilding that offers additional storage or the potential for a small workshop. The garden is fully enclosed with fence panelled boundaries, ensuring privacy and security, with further gated access to the rear.

MUST BE VIEWED





- Mid Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen With New Appliances
- Newly refurbished Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear South Facing Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

W/C

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

Living Room

19'9" x 11'0" (6.02m x 3.37m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, carpeted flooring, and sliding patio doors opening to the rear garden.

Kitchen

9'3" max x 13'11" max (2.82m max x 4.25m max)

The newly fitted kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a ceramic hob, an extractor fan, a wall-mounted boiler, a radiator, an in-built cupboard tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

11'3" x 10'11" (3.44m x 3.34m)

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

Bedroom Two

13'8" max x 8'7" max (4.19m max x 2.63m max)

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

Bedroom Three

10'9" x 8'5" (3.29m x 2.57m)

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

Bathroom

8'4" x 6'2" (2.56m x 1.88m)

The newly refurbished bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a 'P' shaped panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled driveway, and gated access to the rear garden.

Rear

To the rear of the property is a patio area, a lawn, an outbuilding, a fence panelled boundary, and gated access.

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 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

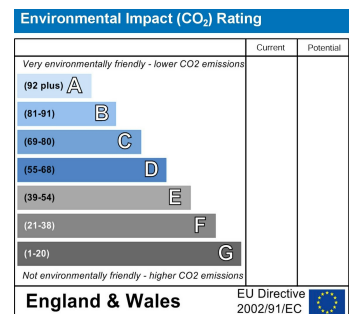
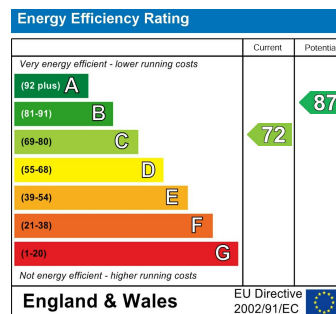
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

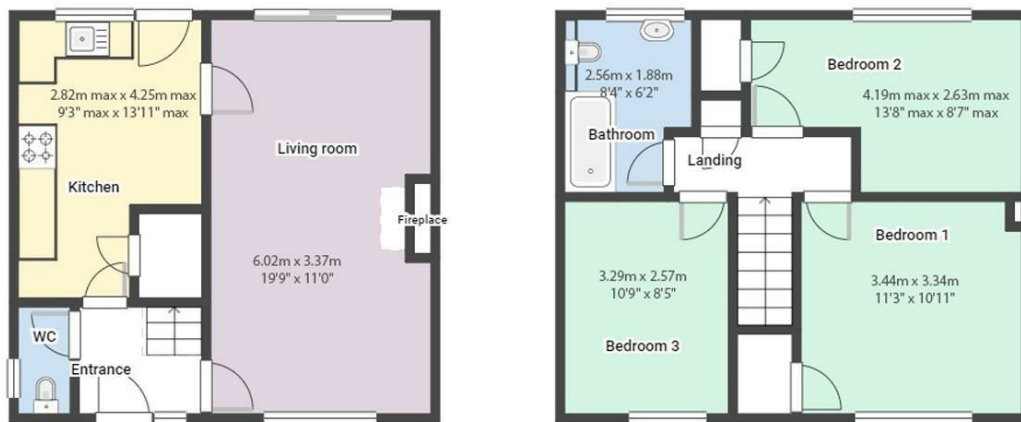
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.
© HoldenCopley

01156712555

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

www.holdencopley.co.uk