

HoldenCopley

PREPARE TO BE MOVED

Brierfield Avenue, Wilford, Nottinghamshire NG11 7DA

Offers Over £200,000 - £240,000

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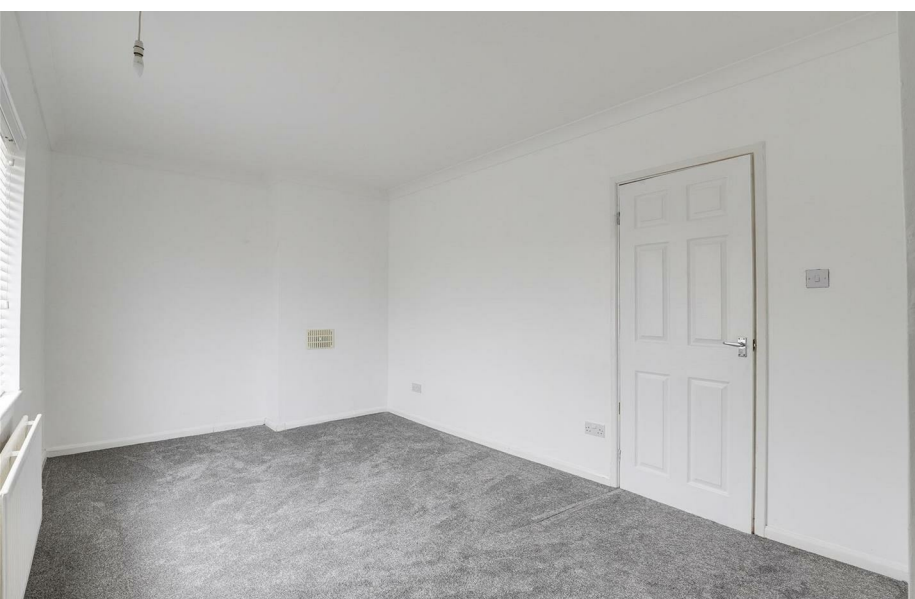
OFFERS OVER £200,000.

LOCATION LOCATION LOCATION...

Nestled in a desirable location, this well presented two-bedroom semi-detached house has been updated and is move-in ready, making it an ideal choice for first-time buyers or those looking for a low-maintenance property. Recently redecorated with new flooring and a modern bathroom, this home combines style with practicality. The property welcomes you with an entrance hall that leads into a spacious living room, perfect for relaxation or entertaining. The ground floor also boasts a sleek, contemporary kitchen fitted with modern appliances, and a convenient W/C. Upstairs, you'll find two double bedrooms, along with a newly installed three-piece bathroom suite. The first floor also provides access to a loft, offering valuable additional storage space. Externally, the property continues to impress with a gravel driveway to the front, providing off-street parking. The private rear garden is designed for ease of maintenance, featuring a paved area and decorative stones—a spot to unwind without the need for extensive upkeep. Situated in a prime location near local shops, excellent transport links, and within top-rated school catchments, this property offers an outstanding blend of convenience and quality living.

NO UPWARD CHAIN





- Semi Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor W/C
- New Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- New Flooring Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, panelled walls, coving and a UPVC single door providing access into the accommodation.

Living Room

13'8" x 14'7" (4.19m x 4.46m)

The living room has a UPVC double-glazed bay window to the front elevation, a radiator and coving.

Kitchen

12'5" x 8'11" (3.79m x 2.74m)

The kitchen has a range of shaker style fitted base and wall units with worktops, an integrated double oven, a gas hob with an extractor hood, space and plumbing for a washing machine, space for an under the counter fridge, a stainless steel sink and a half with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, a radiator, a built-in cupboard, an extractor fan, coving and a UPVC double-glazed window to the rear elevation.

W/C - remove from vt x

2'6" x 4'11" (0.77m x 1.50m)

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

Hall

The hall has tiled flooring, coving and a UPVC single door providing access out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, coving, access into the loft, a UPVC double-glazed obscure window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

9'4" x 17'9" max (2.87m x 5.43m max)

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

Bedroom Two

9'8" x 11'9" (2.95m x 3.60m)

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

Bathroom

8'11" x 7'11" (2.72m x 2.42m)

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

OUTSIDE

Front

To the front of the property is a gravel driveway and a single wooden gate providing access to the rear.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a paved area, decorative stones and a brick archway with a single wooden gate.

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 - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G & 5G, some 3G 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.

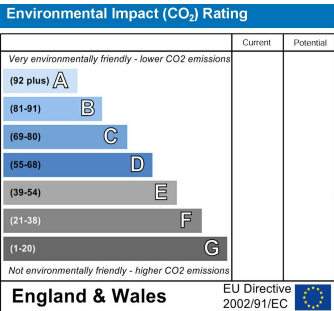
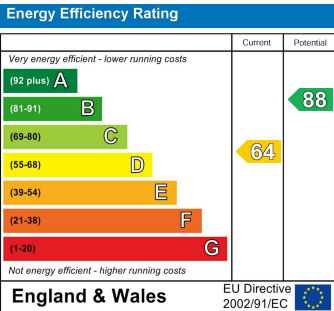
The vendor has advised the following:

Property Tenure is Freehold

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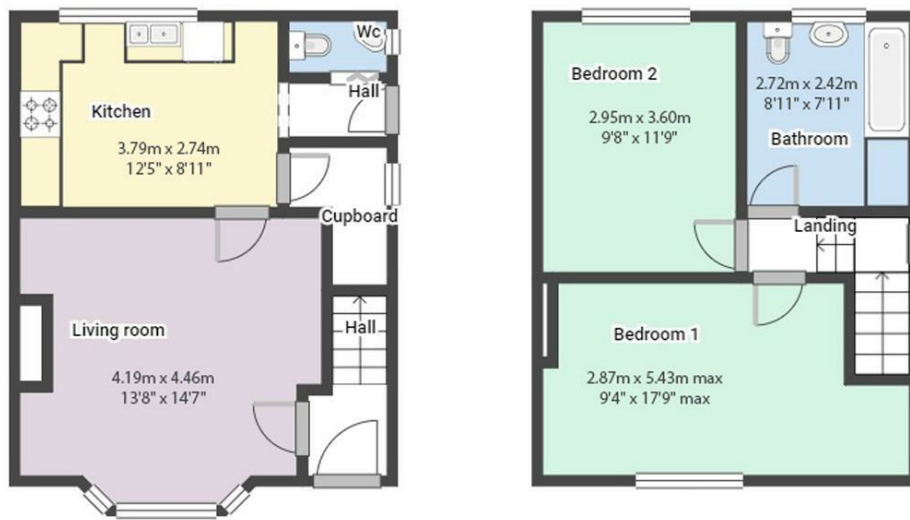
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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