

HoldenCopley

PREPARE TO BE MOVED

Bendigo Lane, Colwick, Nottinghamshire NG2 4EH

Guide Price £190,000

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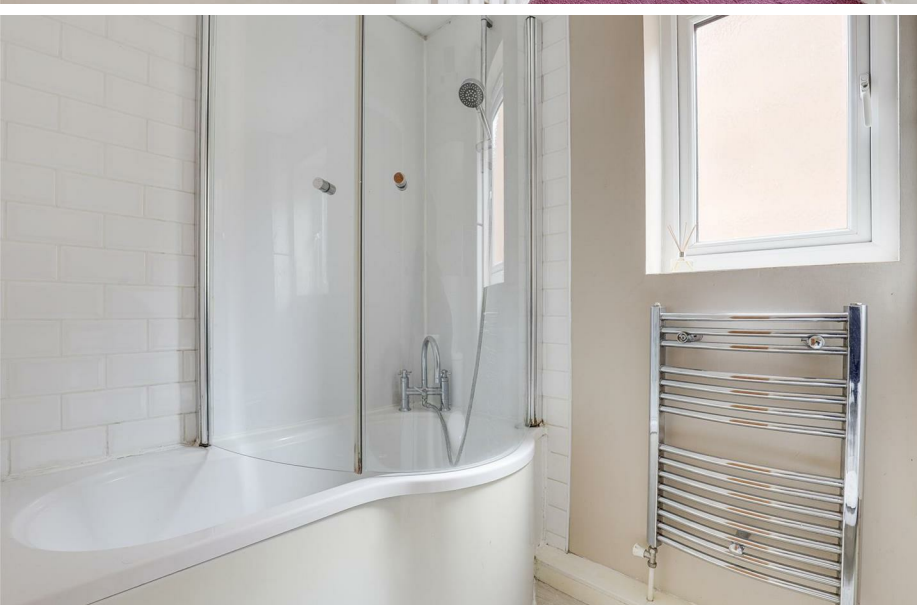
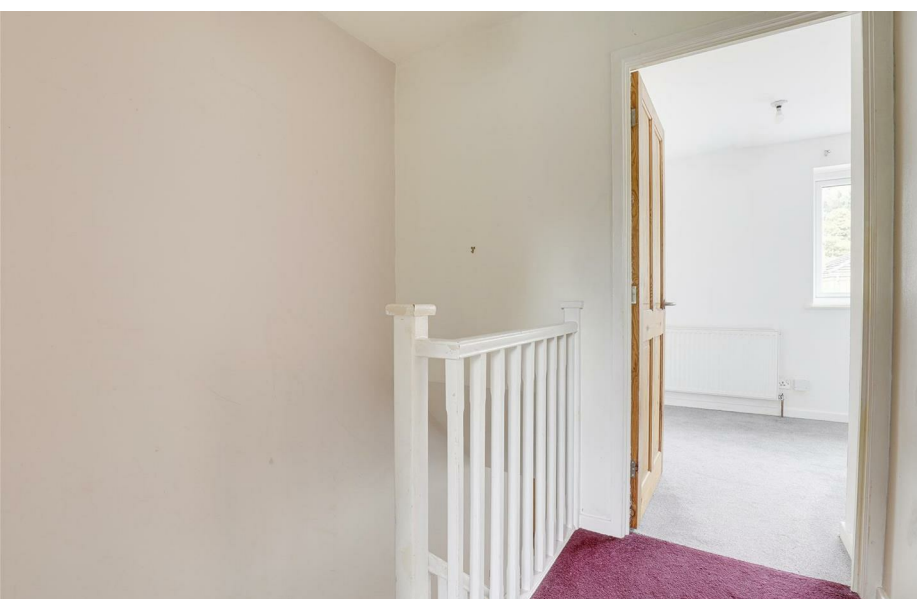
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This semi-detached home is ideally situated for easy access to Colwick Country Park, Nottingham Racecourse, and a wide range of local amenities, making it a fantastic opportunity for first-time buyers or investors. With excellent transport links nearby and offered with no upward chain, this property is ready for you to move in and make it your own. Upon entering the ground floor, you are greeted by an entrance hall that leads into a living room – a perfect spot for relaxation or entertaining guests. Adjacent to the living room is the fitted kitchen, featuring ample storage and workspace. The kitchen seamlessly connects to the extension, offering additional living space filled with natural light and providing a lovely view over the rear garden. The conservatory also opens directly onto the garden. The first floor houses two double bedrooms, both with plenty of natural light and space to accommodate various furniture configurations. The floor also features a three-piece bathroom suite. Outside, the front of the property is well-maintained, with courtesy lighting and a driveway providing convenient off-street parking. Gated access to the side of the house leads to the enclosed rear garden, featuring a lawn, a garden shed for storage, and borders planted with a mix of shrubs and bushes. A secure fence boundary surrounds the garden, making it both safe and secluded.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor Extension / 2nd Reception Room
- Three-Piece Bathroom Suite
- Off-Street Parking
- No Upward Chain
- Excelent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood flooring, a wall-mounted alarm key pad, and a door providing access into the accommodation.

Living Room

14'10" x 12'6" (4.53m x 3.82m)

The living room has two UPVC double glazed windows to the front and side elevation, two radiators, a TV point, recessed spotlights, wood flooring, and carpeted stairs.

Kitchen

12'7" x 8'2" (3.84m x 2.51m)

The kitchen has a range of fitted base and wall units with worktops, a double Belfast sink with a mixer tap, an integrated double Zanussi oven, and Zanussi hob, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, wall-mounted boiler, tiled splashback, slate tiled flooring, two UPVC double glazed windows to the side and rear elevation, and a UPVC door opening to the conservatory.

Ground Floor Extension

13'1" x 11'0" (3.99m x 3.36m)

The extension has UPVC double glazed windows to the side and rear elevation, under-floor heating, tiled flooring, recessed spotlights, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12'7" x 8'3" (3.85m x 2.52m)

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

Bedroom Two

12'7" x 7'2" (3.85m x 2.20m)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'3" x 5'6" (2.23m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the side elevation, low level flush W/C, a pedestal wash basin, a 'P' shaped panelled bath with a handheld shower fixture and shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed garden with a lawn, a shed, planted borders with various shrubs and bushes, a fence panelled boundary, and gates access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

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 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.

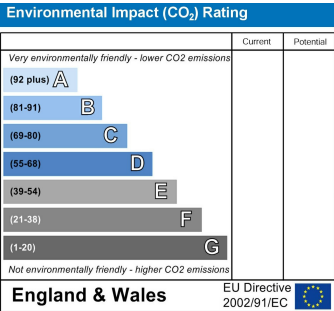
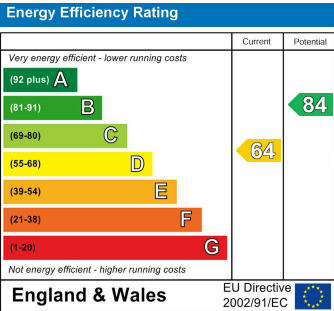
The vendor has advised the following:

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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