

# HoldenCopley

PREPARE TO BE MOVED

Charlbury Road, Wollaton, Nottinghamshire NG8 INH

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**£240,000 - £250,000**



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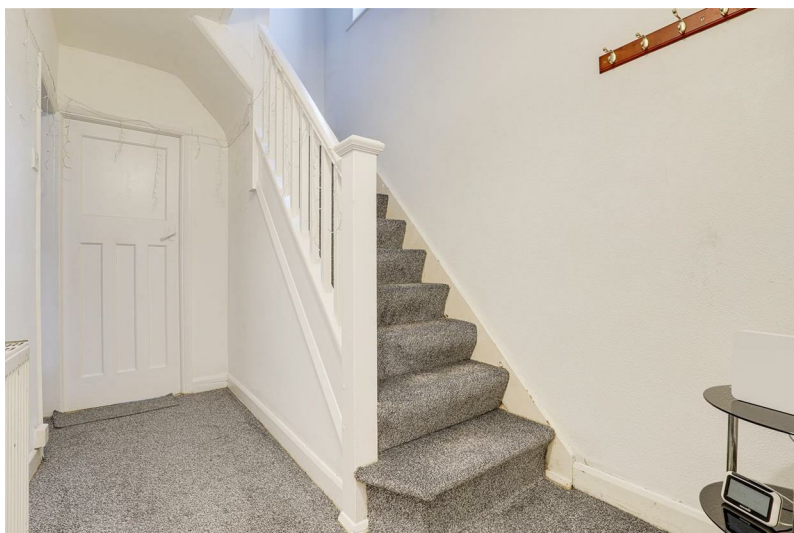


GUIDE PRICE £240,000 TO £260,000

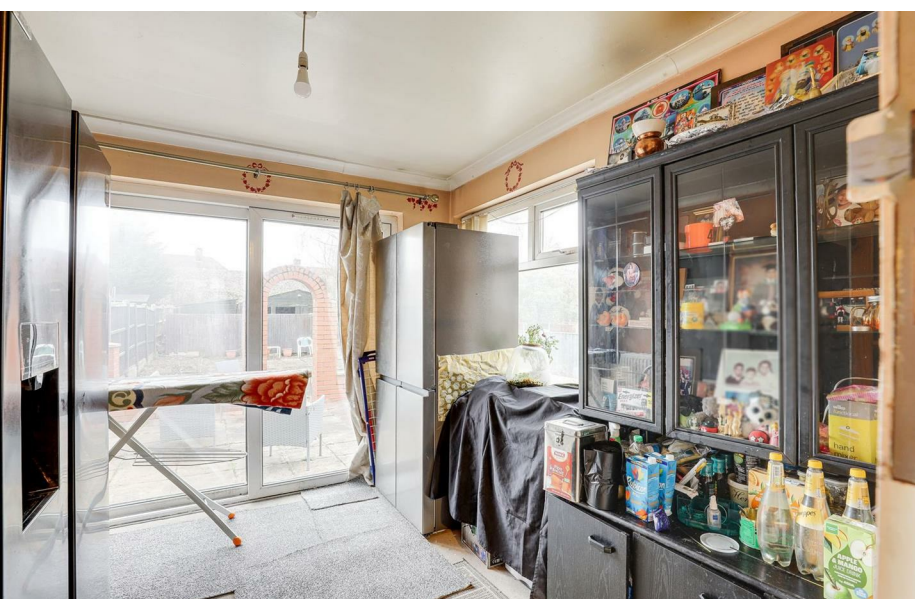
LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house offers deceptively spacious accommodation, making it the perfect choice for first-time buyers or growing families. Situated in a sought-after location, this property provides easy access to Wollaton Hall and Deer Park, ideal for leisurely strolls or outdoor activities. The area is also well-served by a variety of local shops, excellent transport links, and top-rated school catchments. On the ground floor, the home features a porch that leads into an entrance hall. From here, you'll find a cozy living room, a formal dining room, a well-equipped fitted kitchen, and a versatile study that could easily serve as a home office or playroom. Upstairs, the first floor offers three bedrooms, along with a three-piece bathroom suite. Additionally, the property includes access to a loft space, providing practical storage solutions. To the front, a block-paved driveway provides off-road parking. The rear garden is designed with low maintenance in mind. It features a paved patio area, perfect for outdoor dining, complemented by a brick wall with an archway. The garden also includes two practical sheds, providing extra storage space, and ample room for personalisation. This home combines comfort, and functionality in prime location.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room & Dining Room
- Fitted Kitchen
- Ground Floor Study
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Driveway
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Porch

The porch has UPVC double-glazed windows to the front elevation, tiled flooring and a single UPVC door providing access into the accommodation.

Entrance Hall

6'2" x 11'11" (1.90m x 3.65m)

The entrance hall has carpeted flooring and stairs, a radiator and a built-in cupboard.

Living Room

10'6" x 10'2" (3.20m x 3.10m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator and open access into the dining room.

Dining Room

10'10" x 10'8" (3.30m x 3.25m)

The dining room has wood-effect flooring and a radiator.

Kitchen

11'10" x 6'1" (3.61m x 1.85m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge-freezer, a stainless steel sink and a half with a drainer, wood-effect flooring, a radiator, partially tiled walls, a built-in cupboard, UPVC double-glazed windows to the side and rear elevations and a single door providing access out to the side of the property.

Study

10'3" x 10'1" (3.12m x 3.07m)

The study has a radiator, coving, a UPVC double-glazed window to the side elevation and UPVC sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

12'4" x 9'1" (3.76m x 2.77m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, wood-effect flooring and a radiator.

Bedroom Two

11'1" x 10'7" (3.38m x 3.23m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and IKEA wardrobes.

Bedroom Three

7'5" x 6'9" (2.26m x 2.06m)

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

Bathroom

8'2" x 6'4" (2.49m x 1.93m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower and a hand-held shower and a bi-folding glass shower screen, vinyl flooring, a chrome heated towel rail, tiled walls, a wall-mounted boiler, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a block paved driveway and double gates providing rear access.

Rear

To the rear of the property is a private low maintenance garden with a fence panelled boundary, a paved patio area, a brick wall with an archway and two sheds.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

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.

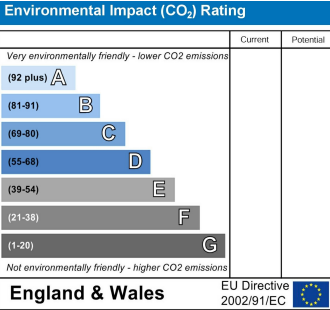
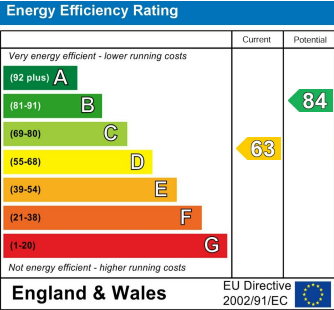
The vendor has advised the following:

Property Tenure is Freehold

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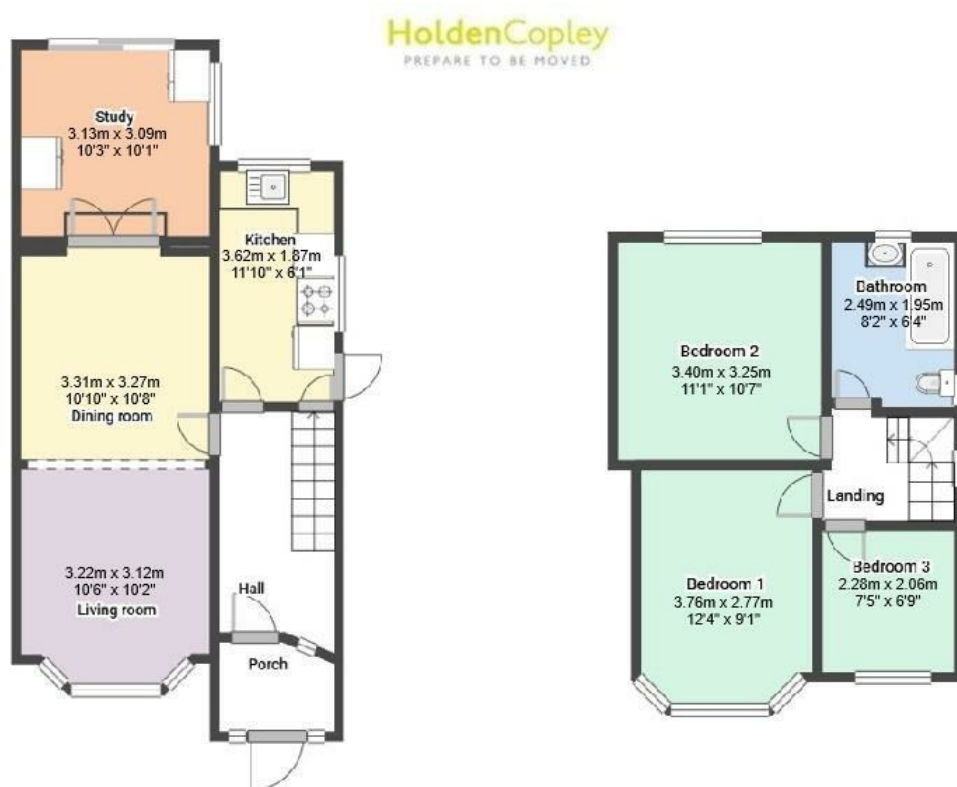
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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