

# HoldenCopley

PREPARE TO BE MOVED

Bradley Walk, Clifton, Nottinghamshire NG11 9BJ

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Guide Price £180,000 - £200,000



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WELL-PRESENTED THROUGHOUT...

This beautifully presented three-bedroom end-terraced house has been recently upgraded, making it a fantastic opportunity for a range of buyers. Boasting replaced windows, a newly fitted kitchen, and fresh décor throughout, this home is ready to move straight into. Nestled in a quiet location, the property benefits from excellent transport links, including nearby tram services and commuting routes, as well as a variety of local amenities. Upon entering, you are welcomed into a bright entrance hall leading to a spacious living room, which is open plan to the dining area—ideal for modern living and entertaining. The newly fitted kitchen features contemporary units, while a side porch provides additional convenience. Upstairs, the first floor offers three well-proportioned bedrooms, a modern three-piece bathroom suite complete with a luxurious freestanding bath, and ample storage, including access to a boarded loft. Outside, the property enjoys a south-facing enclosed rear garden, perfect for relaxing or entertaining in the warmer months.

MUST BE VIEWED







- End-Terraced House
- Three Bedrooms
- Open Plan Living & Dining Room
- Newly-Fitted Modern Kitchen
- Three-Piece Bathroom With Freestanding Bath
- Ample Storage Space
- South-Facing Garden
- Freshly Re-Decorated Throughout
- Close To Transport & Commuting Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'11" x 2'10" (2.11m x 0.87m)

The entrance hall has wood-effect flooring, a radiator, coving to the ceiling, stairs leading to the first floor, in-built cloak cupboard, and a single composite door providing access into the accommodation.

Living Room

9'9" x 11'4" (2.99m x 3.47m)

The living room has a UPVC double-glazed window to the front elevation, a TV point, wood-effect flooring, coving to the ceiling, a picture rail, a feature fireplace with a tiled hearth, and open plan to the dining room.

Dining Room

11'2" x 11'3" (3.41m x 3.43m)

The open plan dining room has continued wood-effect flooring, coving to the ceiling, a picture rail, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

Kitchen

7'8" x 2'10" (2.36m x 0.87m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, a four-ring gas hob with an extractor fan, an integrated oven, space for a fridge freezer, space and plumbing for both a dishwasher and a washing machine, a vertical radiator, wood-effect flooring, tiled splashback, coving to the ceiling, open plan to the side porch, and a UPVC double-glazed window to the rear elevation.

Side Porch

7'5" x 5'8" (2.28m x 1.73m)

The side porch has coving to the ceiling, wood-effect flooring, an in-built under stair cupboard, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access to the side garden.

FIRST FLOOR

Landing

9'11" x 3'4" (3.03m x 1.03m)

The landing has exposed wooden flooring, in-built cupboards, coving to the ceiling, a decorative ceiling arch, access to the boarded loft, and provides access to the first floor accommodation.

Master Bedroom

11'11" x 10'0" (3.64m x 3.05m)

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

Bedroom Two

10'5" x 11'5" (3.19m x 3.48m)

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

Bedroom Three

5'10" x 11'11" (1.79m x 3.65m)

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

Bathroom

5'4" x 7'8" (1.65m x 2.34m)

The bathroom has a low level flush WC, a period-style pedestal wash basin, a freestanding roll top bath with claw feet and an overhead shower fixture, a shower curtain rail, wood-effect flooring, fully tiled walls, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed gravelled garden with fence panelling and on-street parking.

Rear

To the rear of the property is a private south-facing garden with patio, a lawn, external lighting, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - High risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

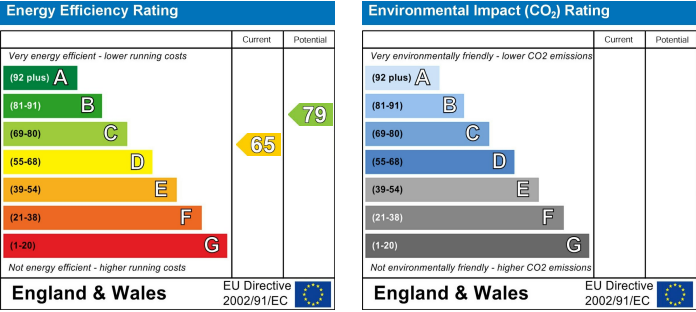
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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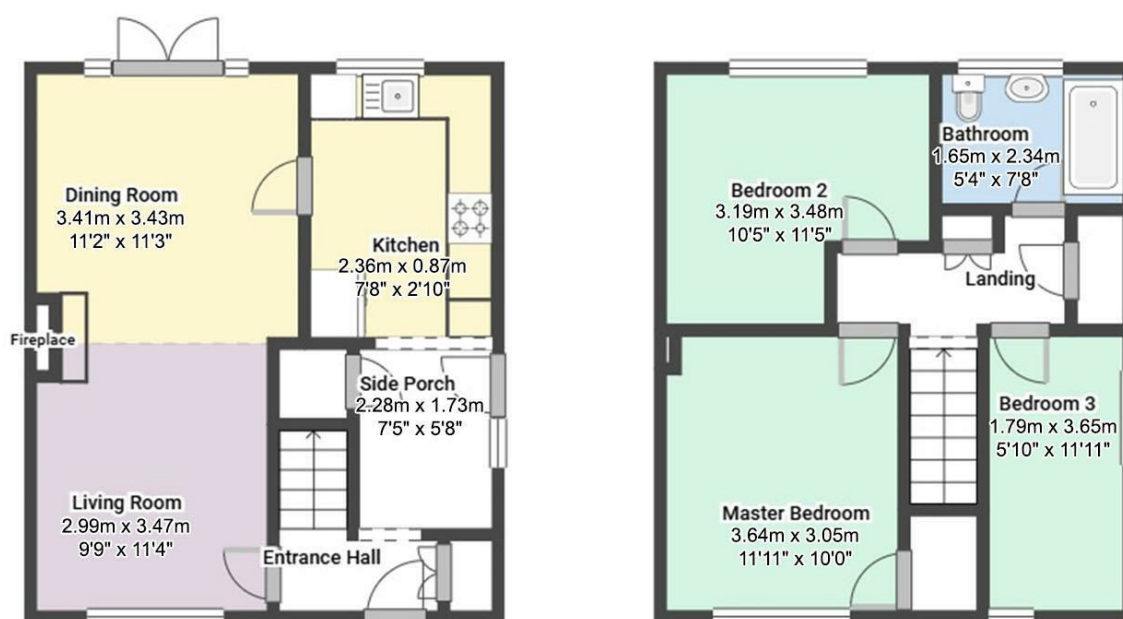
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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