

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Gotham, Nottinghamshire NG11 0HE

Guide Price £260,000

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GUIDE PRICE £260,000 - £280,000

This three-bedroom semi-detached home is situated in a desirable village location, offering a wonderful opportunity for a range of buyers. With easy access to local amenities, this property provides a perfect blend of comfort, space, and convenience. Upon entering the property, you are welcomed into a spacious hallway that leads into a bright and inviting living room, creating a cosy and relaxing space to unwind. The modern fitted kitchen offers ample storage and workspace and opens into the dining room, making it an ideal setting for entertaining and family meals. From the dining room, there is access into a light-filled conservatory, which provides an additional versatile living space with views over the garden. The conservatory also benefits from access to a practical utility room and features double French doors that open directly onto the rear garden, allowing for easy indoor-outdoor living. To the first floor, the property offers three bedrooms, each providing a comfortable and inviting atmosphere. The family bathroom is fitted with a stylish three-piece suite, ensuring both functionality and modern design. Externally, the property boasts a lawned front garden alongside a driveway, providing convenient off-road parking. Gated side access leads to the rear garden, which is fully enclosed for privacy and security. The rear garden features a spacious patio area, perfect for outdoor dining and relaxation, as well as a well-maintained lawn and a useful outbuilding for additional storage. The fence-panelled boundary enhances the sense of seclusion, making it a wonderful space for families and those who enjoy spending time outdoors. This delightful home offers a fantastic opportunity for first-time buyers, families, or those looking to upsize, all within a sought-after village setting with excellent access to local amenities. Viewing is highly recommended to fully appreciate all that this home has to offer.

MUST BE VIEW





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Conservatory
- Three-Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hall

14'3" x 6'0" (4.35m x 1.85m)

The hall has wood-effect flooring, carpeted stairs, an understairs cupboard, a radiator, a UPVC double glazed obscure windows to the front elevation, and a UPVC door providing access into the accommodation.

Living room

12'0" x 14'3" (3.68m x 4.36m)

The living room has a UPVC double glazed windows to the front elevation, a radiator, an exposed brick wall chimney breast recessed alcove, a TV point, a fitted base unit, and carpeted flooring.

Kitchen

10'3" x 6'11" (3.14m x 2.12m)

The kitchen has a range of fitted base and wall unit with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a ceramic hob and extractor fan, an integrated microwave, an integarted fridge freezer, an integrated dishwasher, tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and open access into the dining room.

Dining Room

9'7" x 10'4" (2.93m x 3.15m)

The dining room has wood-effect flooring, fitted units, recessed spotlights, and sliding patio doors opening to the conservatory.

Conservatory

8'9" x 11'0" (2.69m x 3.37m)

The conservatory has a tiled floor, a radiator, a UPVC double glazed surround, a Polycarbonate roof, access into the utility room, and double French doors opening to the rear garden.

Utility Room

3'6" x 9'1" (1.09m x 2.77m)

The utility room has a worktop, space and plumbing for a washing machine, space for a tumble dryer, and tiled flooring.

FIRST FLOOR

Landing

7'1" x 7'4" (2.16m x 2.24m)

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

Bedroom One

13'6" x 11'1" (4.13m x 3.40m)

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

Bedroom Two

10'7" x 11'0" (3.24m x 3.37m)

The second bedroom has a UPVC double glazed windows to the rear elevation, a wrought iron feature fireplace, a radiator, and carpeted flooring.

Bedroom Three

7'1" x 9'2" (2.16m x 2.80m)

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

Bathroom

7'1" x 7'1" (2.17m x 2.17m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, an in-built cupboard, a chrome heated towel rail, recessed spotlights, access into the boarded loft, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed rear garden with a patio area, access into an out-building, a lawn, 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 100Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

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 - Rushcliffe Borough 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.

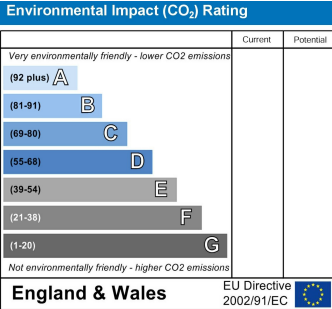
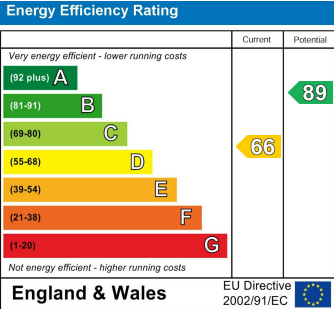
The vendor has advised the following:
Property Tenure is Freehold

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.

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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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