

HoldenCopley

PREPARE TO BE MOVED

Gardendale Avenue, Clifton, Nottinghamshire NG11 9HX

Guide Price £220,000 - £230,000

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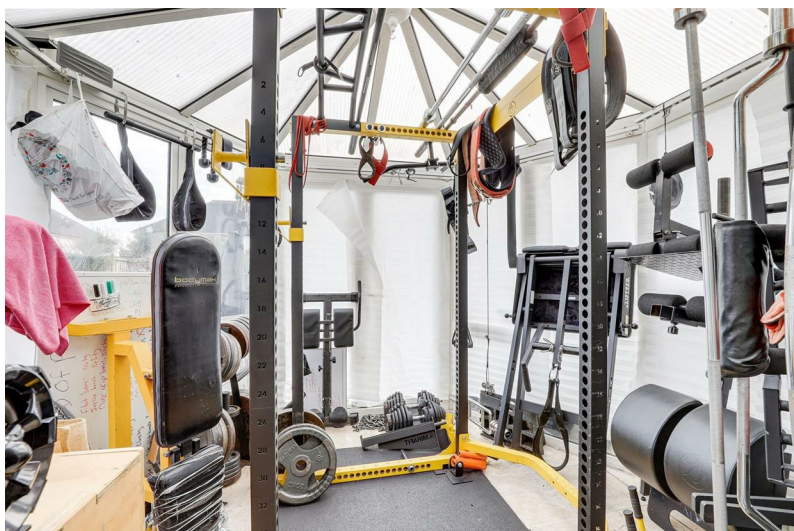
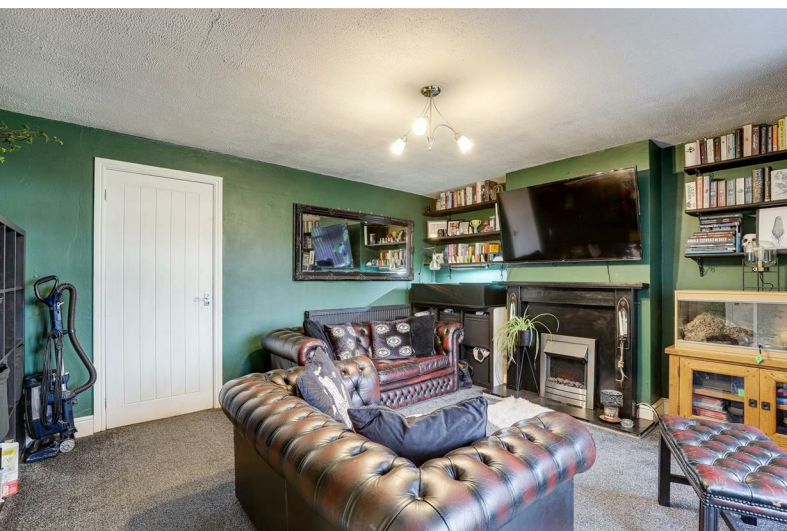


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IDEAL FOR FIRST TIME BUYERS...

This three-bedroom end-terrace home is an excellent opportunity for first-time buyers looking to step onto the property ladder. Situated in a well-connected location, the property is within close proximity to shops, excellent transport links, and great school catchments, making it ideal for families and professionals alike. The ground floor offers an entrance hall, leading into a bay-fronted living room featuring a fireplace, creating a warm and inviting atmosphere. The shaker-style fitted kitchen diner provides ample space for cooking and dining, while the conservatory offers an additional bright and airy living space, perfect for relaxing or entertaining. Upstairs, the first floor comprises three well-proportioned bedrooms, a three-piece bathroom suite, and access to the loft, providing additional storage potential. Externally, the property benefits from a driveway to the front, offering convenient off-road parking and Electric charging point. To the rear, a private, low-maintenance garden features decking, Hot tub and a patio, providing the perfect outdoor space to unwind.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Bay Fronted Living Room
- Fitted Kitchen Diner
- Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Rear Garden
- Hot Tub Included
- Electric Charge Port





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs and a single composite door providing access into the accommodation.

Living Room

14'11" x 14'10" (4.55m x 4.53m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point and a feature fireplace with a decorative surround.

Kitchen

18'0" x 10'10" (5.51m x 3.32m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated double oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, a built-in cupboard, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, a single UPVC door providing side access and UPVC sliding patio doors providing access into the conservatory.

Conservatory

9'4" x 9'10" (2.86m x 3.01m)

The conservatory has UPVC double-glazed windows to the side elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

12'6" x 8'9" (3.82m x 2.67m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and fitted sliding door mirrored wardrobes.

Bedroom Two

11'1" x 10'9" (3.40m x 3.29m)

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

Bedroom Three

9'6" x 8'0" (2.90m x 2.44m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard and coving.

Bathroom

5'6" x 7'6" (1.68m x 2.29m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted bath with an electric shower and a glass shower screen, tiled flooring, a heated towel rail, a radiator, partially panelled walls, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevation.

OUTSIDE

Front

To the front is a driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, decking and a patio.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 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

Very low risk of flooding

Non-Standard Construction – Yes, concrete

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.

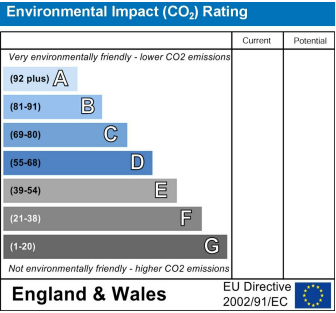
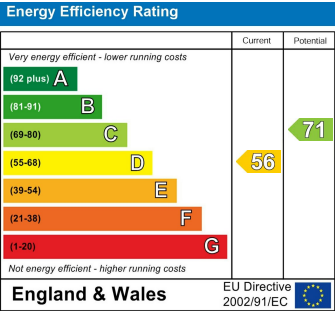
The vendor has advised the following:

Property Tenure is Freehold

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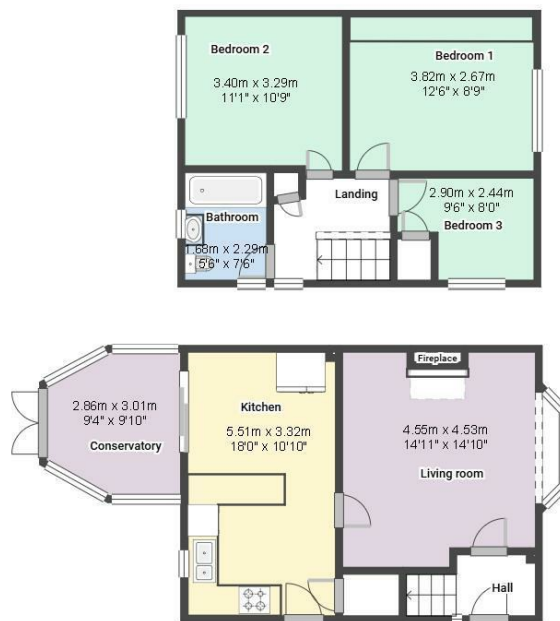
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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