

# HoldenCopley

PREPARE TO BE MOVED

Sturgeon Avenue, Clifton, Nottinghamshire NG11 8HD

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£200,000



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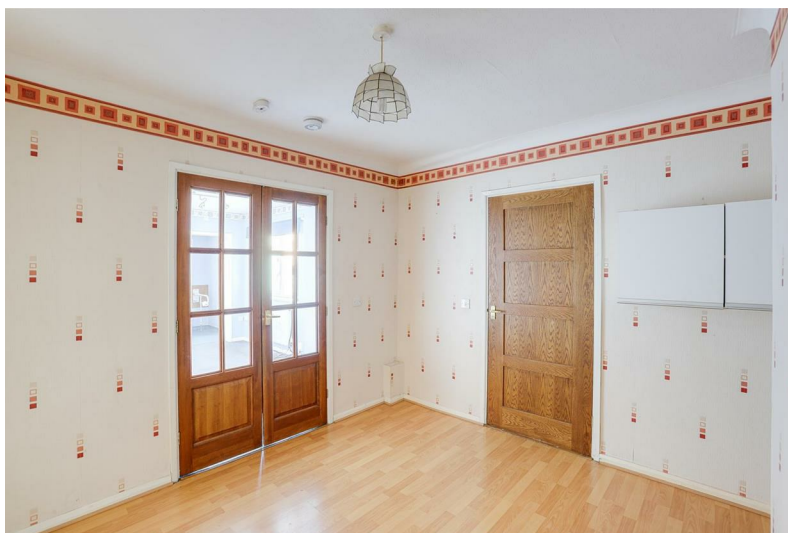




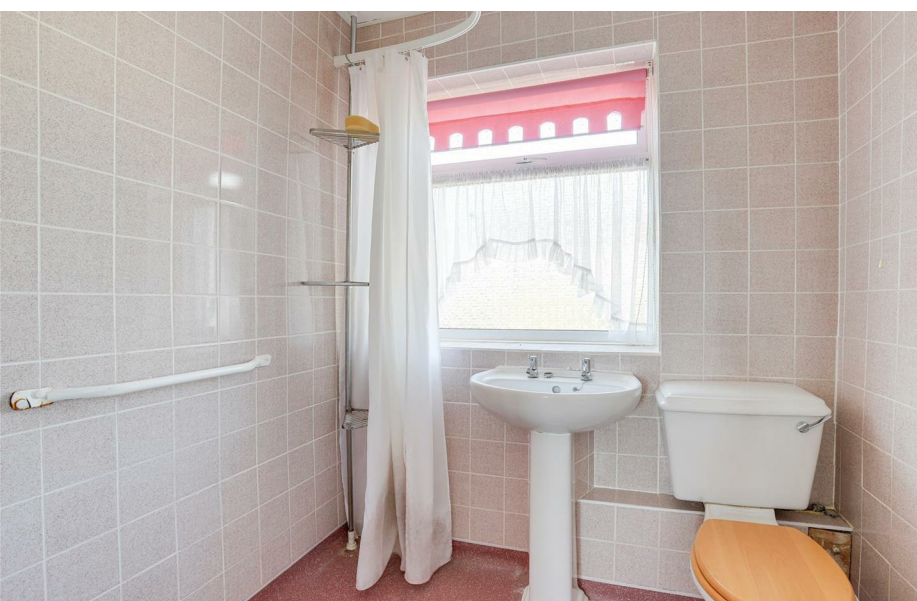
## NO UPWARD CHAIN...

Offered to the market with no upward chain, this generously sized end-terraced property presents a fantastic opportunity for a wide range of buyers looking to modernise a home to their own taste. Ideally situated close to local amenities and benefiting from excellent transport links, the property is perfect for families, investors, or first-time buyers seeking space and convenience. The ground floor accommodation includes an entrance hall, a spacious living room, a separate dining room, and a fitted kitchen with access to the rear garden. Also on the ground floor is the fourth bedroom, which benefits from its own en-suite wet room, offering flexible living arrangements or ideal guest accommodation. Upstairs, the first floor offers three well-proportioned bedrooms and a second wet room, providing comfortable family living. Outside, the property features a planted front garden, a driveway providing off-street parking, and gated side access leading to the rear garden. The rear garden is low maintenance, with a patio area, two sheds, and fence panelled boundaries for added privacy.

MUST BE VIEWED







- End Terraced House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Wet Room & En-Suite Wet Room
- Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10'6" x 6'7" (3.22m x 2.03m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

13'8" x 10'6" (4.19m x 3.22m)

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

Dining Room

10'7" max x 10'5" (3.25m max x 3.20m)

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

Kitchen

10'0" x 9'8" (3.05m x 2.95m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, partially tiled walls, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

Bedroom Four

12'5" x 9'11" (3.81m x 3.03m)

The fourth bedroom has a UPVC double glazed window to the side elevation, carpeted flooring, a radiator, a TV point, a UPVC door opening to the rear garden, and access into the en-suite wet room.

En-Suite Wet Room

9'11" x 8'11" (3.04m x 2.73m)

The en-suite wet room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a handheld shower fixture, a chrome heated towel rail, partially tiled walls, and waterproof tiled flooring.

FIRST FLOOR

Landing

9'8" max x 7'8" (2.96m max x 2.35m)

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

Bedroom One

14'1" max x 8'8" (4.31m max x 2.66m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, an in-built cupboard, a TV point, an carpeted flooring.

Bedroom Two

10'9" x 10'2" (3.30m x 3.10m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, a TV point, an carpeted flooring.

Bedroom Three

9'8" x 7'1" (2.95 x 2.18)

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

Wet Room

6'3" x 5'6" (1.91m x 1.68m)

The wet room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a handheld shower fixture, a chrome heated towel rail, partially tiled walls, and waterproof tiled flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is a low maintenance garden with a patio area, two sheds, and fence panelled boundary.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 - Gedling Borough Council - Band G

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

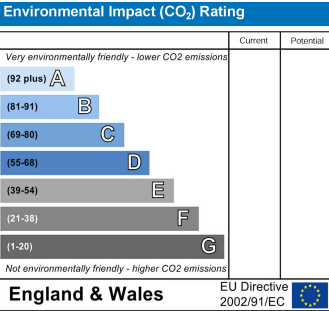
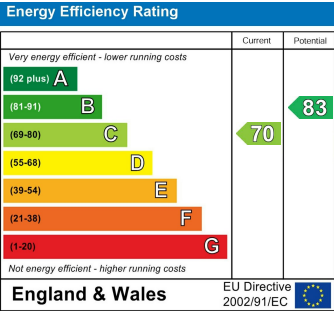
Property is built of non standard construction

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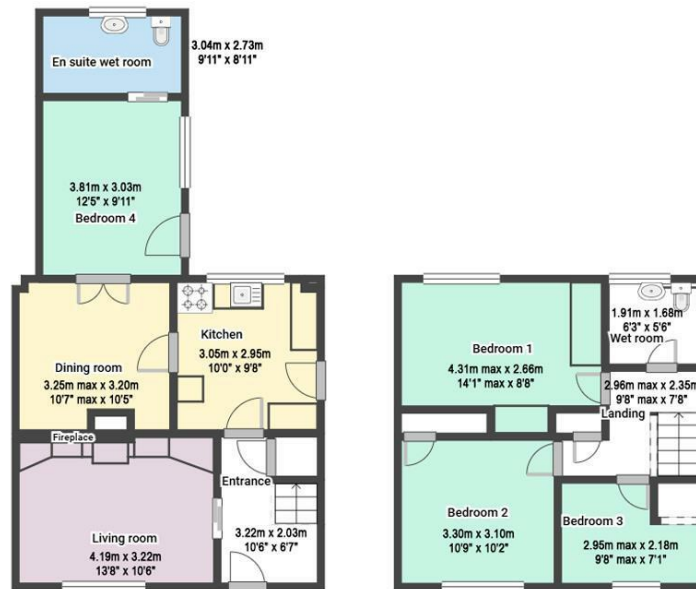
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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