

HoldenCopley

PREPARE TO BE MOVED

Stratford Close, Colwick, Nottinghamshire NG4 2DL

Guide Price £200,000 - £210,000

Stratford Close, Colwick, Nottinghamshire NG4 2DL



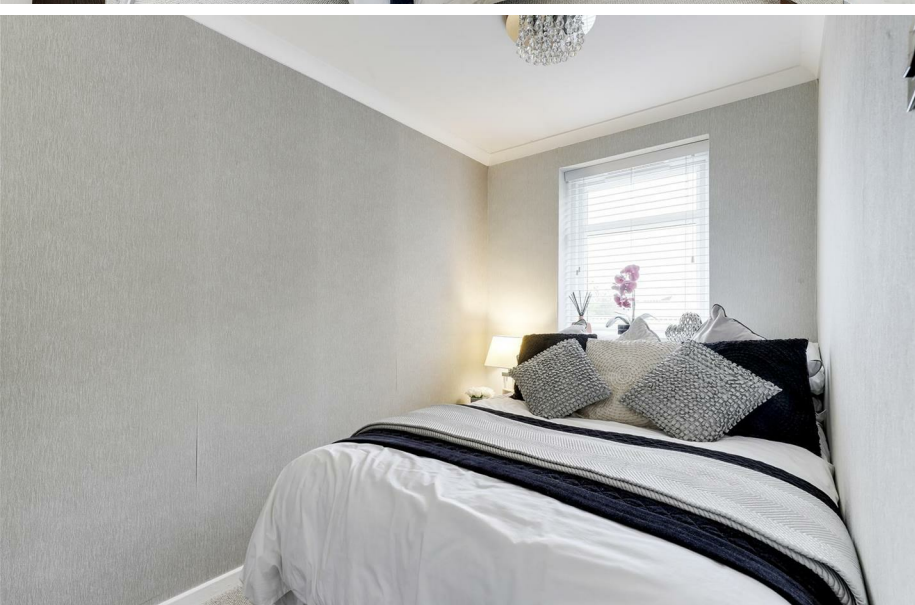
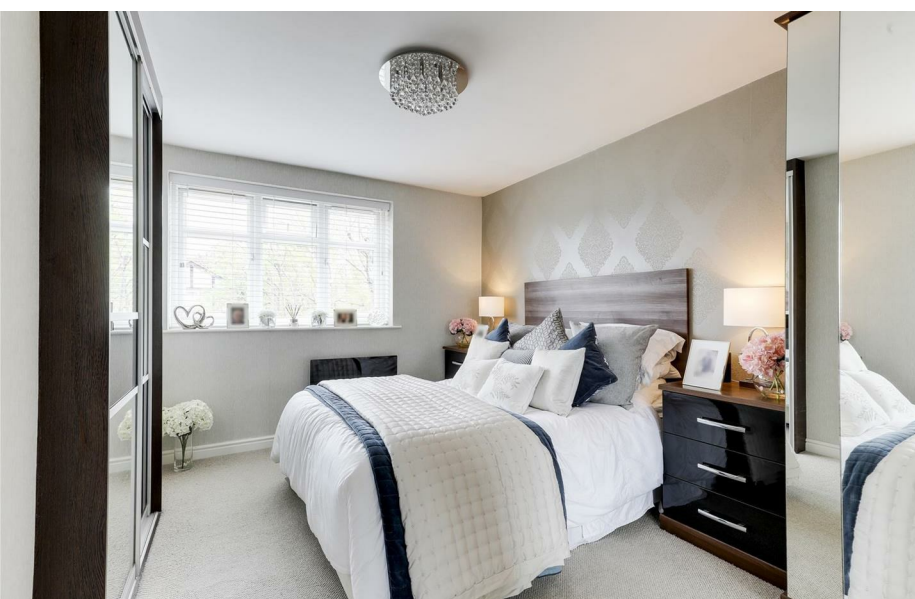
GUIDE PRICE £200,000 - £210,000

GREAT FIRST TIME BUY...

This beautifully presented two-bedroom semi-detached home is ideal for first-time buyers or a small family seeking comfort and convenience. The ground floor welcomes you with an entrance hall that leads into a spacious reception room. A well-appointed fitted kitchen offers ample cupboard space and room for a dining area, opening into a bright conservatory that floods with natural light. Upstairs, the property boasts two double bedrooms, one of which benefits from built-in storage, alongside a modern three-piece bathroom suite. Outside, the front of the property features a neatly maintained garden with a lawn, a paved area, and access to an allocated parking space. The private rear garden offers well-kept lawn, a patio seating area ideal for outdoor dining, and a garden shed. Situated in a popular and family-friendly residential area, this home enjoys excellent transport links, proximity to local shops and amenities, well-regarded schools, and is also close to the scenic Colwick Country Park.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Good-sized Living Room
- Fitted Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Private Rear Garden
- Two Allocated Parking Spaces
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'1" x 3'8" (1.56 x 1.13)

The entrance hall has wood-effect flooring, carpeted stairs, a wall-mounted alarm panel, an electric heater, and a UPVC door proving access into the accommodation.

Living Room

14'6" x 12'5" (4.44 x 3.81)

The living room has wood-effect flooring, coving to the ceiling, a TV point, an electric fireplace with a decorative surround, an electric storage heater, a UPVC double-glazed bay window to the front elevation, and double French wooden doors proving access into the kitchen diner.

Kitchen/Diner

12'4" x 8'5" (3.77 x 2.57)

The kitchen has a range of fitted wall and base units with rolled-edge worktops and matching splashback, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an induction hob and extractor fan, a splashback, an electric storage heater, an integrated washing machine, an integrated dryer, a fridge freezer, space for a dining table, wood-effect flooring, an electric heater, a UPVC double-glazed bow window to the side elevation, and a UPVC sliding door providing access into the conservatory.

Conservatory

12'0" x 10'9" (3.68 x 3.30)

The conservatory has wood-effect flooring, a TV point, an insulated panelled roof, UPVC double-glazed windows with integral blinds to the side and rear elevation, and double French doors with integral blinds opening out to the rear garden.

FIRST FLOOR

Landing

5'9" x 2'9" (1.76 x 0.86)

The landing has carpeted flooring and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting.

Master Bedroom

13'4" x 9'3" (4.07 x 2.83)

The main bedroom has carpeted flooring, an in-built cupboard, a fitted sliding door wardrobe and a further fitted corner shaped wardrobe, an electric heater, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9'10" x 6'3" (3.00 x 1.93)

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

Bathroom

6'7" x 5'8" (2.02 x 1.75)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps and a hand-held shower head, an electric panel heater, a chrome towel rail, tiled flooring, tiled walls, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to allocated parking spaces, a lawn, a paved area, various plants and shrubs, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private garden with a lawn, a patio seating area, a shed, an outdoor tap, an electric power point, various plants and shrubs, 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 – Electric – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

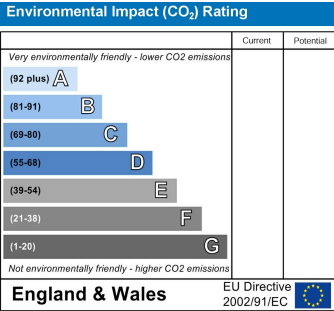
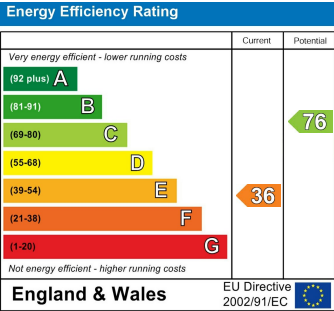
DISCLAIMER

Council Tax Band Rating - Gedling 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
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Stratford Close, Colwick, Nottinghamshire NG4 2DL

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.