

# HoldenCopley

PREPARE TO BE MOVED

Glen Helen, Colwick, Nottinghamshire NG4 2GE

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Guide Price £200,000 - £210,000



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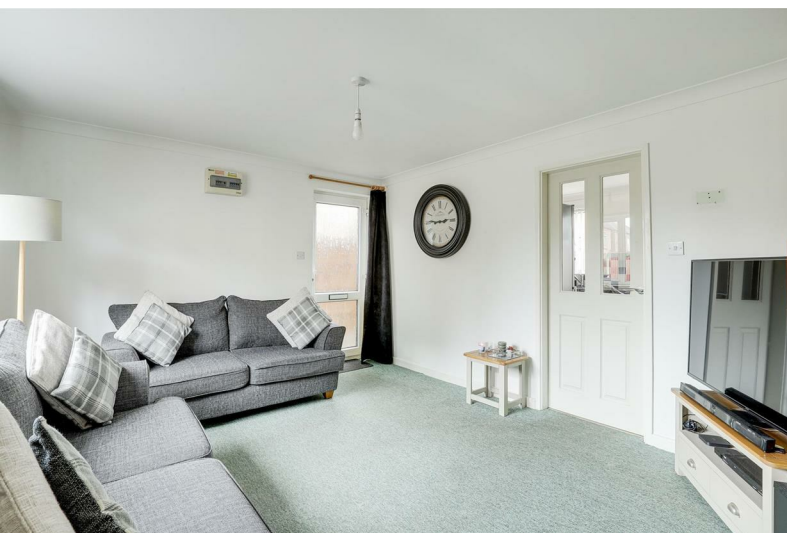


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### IDEAL FIRST-TIME BUY...

This two-bedroom detached home offers a fantastic opportunity for any first-time buyer or investor, looking for a move-in-ready property in a convenient and popular location. Situated in Colwick, this home benefits from easy access to a range of local amenities including Victoria Retail Park, excellent transport links, and is within walking distance of Netherfield Train Station. It also falls within the catchment area of highly regarded schools, making it a great choice for a range of buyers. Internally, the ground floor comprises a spacious living room and a modern fitted kitchen with space for a dining table and access to the rear garden. Upstairs, the property features a generous master bedroom, a single bedroom, and a stylish three-piece bathroom suite. Outside, the property features a driveway providing off-street parking for two vehicles, along with gated access to a private, low-maintenance rear garden complete with a paved patio seating area and a useful shed.

### MUST BE VIEWED







- Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen With Space For Dining
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Off-Street Parking
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Living Room

11'9" x 15'6" (3.60m x 4.73m)

The living room has carpeted flooring and stairs, a radiator, a TV-point, coving to the ceiling, a UPVC double-glazed window to the front elevation, and a single UPVC obscure glass door providing access into the accommodation.

Kitchen/Diner

15'5" x 8'10" (4.70m x 2.71m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and a drainer, an integrated oven and gas hob with a concealed extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, tiled flooring, partially tiled walls, a radiator, coving to the ceiling, two UPVC double-glazed windows to the rear elevation, and a single UPVC obscure glass door leading out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the boarded loft, and provides access to the first floor accomodation.

Master Bedroom

11'9" x 12'2" (3.60m x 3.72m)

The main bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

7'4" x 8'10" (2.24m x 2.71m)

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

Bathroom

5'6" x 7'8" (1.70m x 2.36m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a mains-fed wall-mounted handheld shower fixture and a curved glass shower screen, wooden floorboards, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for two cars, a pathway with gated access to the rear, a fence panelled boundary, and a brick wall boundary.

Rear

To the rear of the property is a low-maintenance enclosed garden with a paved patio seating area, a decked area, a gravelled area, a shed, external power sockets, and boundaries made up of brick wall and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

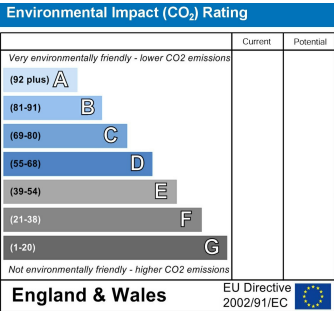
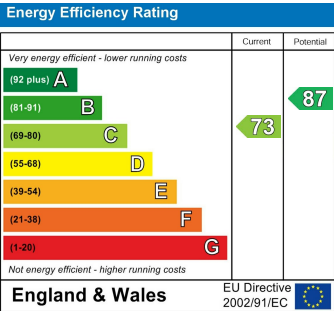
The vendor has advised the following:

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.

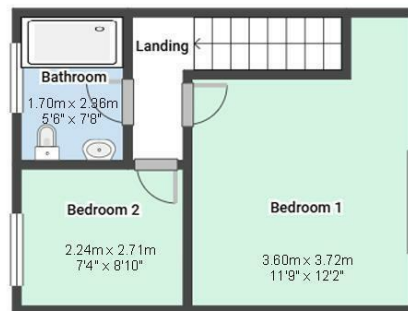
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





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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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**