

# HoldenCopley

PREPARE TO BE MOVED

Tamworth Grove, Clifton, Nottinghamshire NG11 8JB

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£220,000



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## SPACIOUS FAMILY HOME...

This well-presented three-bedroom semi-detached home is situated in a popular residential location within easy reach of local shops, schools, and a range of amenities, as well as boasting excellent transport link making it the perfect purchase for a wide variety of buyers. Internally, the property offers spacious and versatile accommodation throughout. To the ground floor, you're welcomed by an entrance hall leading into a generous living room, which flows seamlessly into a large fitted kitchen featuring sliding patio doors that open out to the rear garden perfect for entertaining and family life. A convenient passageway connects the kitchen to a useful workshop area, a ground floor W/C, and provides access to both the front and rear gardens. Upstairs, the first floor hosts three well-proportioned bedrooms, all serviced by a modern three-piece bathroom suite. Outside, the property boasts kerb appeal with a gravelled frontage surrounded by established plants and bushes, a driveway providing off-street parking for a number of vehicles, and access to a garage. To the rear, you'll find a private and enclosed garden complete with a patio seating area, a well-maintained lawn, and panelled fencing for added privacy.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Workshop
- Three-piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Hall

"The hallway has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, and a UPVC door providing access to the accommodation

Living Room

9'11" x 17'7" (3.02m x 5.36m)

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

Kitchen

20'9" x 11'4" (6.32m x 3.45m )

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink with a swan-neck mixer tap and drainer, an integrated oven, a gas ring hob with extractor fan, space for a fridge freezer, an integrated dishwasher, and space and plumbing for a washing machine. There is also room for a dining table, a vertical radiator, tiled splashback, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and sliding patio doors opening to the rear garden.

Passage

The passage hass a UPVC door opening to the front elevation, a polycarbonate roof, and open access to the rear garden

W/C

2'8" x 6'6" (0.81m x 1.98m)

This space has an obscure window on the side elevation, a low-level flush W/C, a wall-mounted wash basin, and vinyl flooring

Workshop

6'5" x 11'9" (1.96m x 3.58m)

The workshop has fitted with base units, has space for a fridge freezer, and features a UPVC double-glazed obscure window and a UPVC door opening onto the passage

FIRST FLOOR

Landing

9'10" x 8'0" (3.00m x 2.44m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, access to the boarded loft with lighting, and doors leading to the first-floor accommodation.

Bedroom One

10'5" x 10'11" (3.18m x 3.33m)

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobes, and carpeted flooring

Bedroom Two

12'2" x 11'5" (3.71m x 3.48m)

The second bedroom features a UPVC double-glazed window to the rear elevation, a radiator, fitted wardrobes with sliding doors, and carpeted flooring

Bedroom Three

7'2" x 9'9" (2.18m x 2.97m)

The third bedroom features a UPVC double-glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring

Bathroom

5'4" x 9'9" (1.63m x 2.97m)

The bathroom has a concealed dual-flush W/C, a countertop wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture with a shower screen, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area with plants and bushes, a driveway, and access to a the garage.

Garage

7'7" x 16'1" (2.31m x 4.90m)

The garage has lighting, electricity, and double doors that open out to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn, and a 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 & 5G - Some coverage of 3G

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 - 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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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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