

HoldenCopley

PREPARE TO BE MOVED

Colley Moor Leys Lane, Clifton, Nottinghamshire NG11 8AL

Guide Price £190,000

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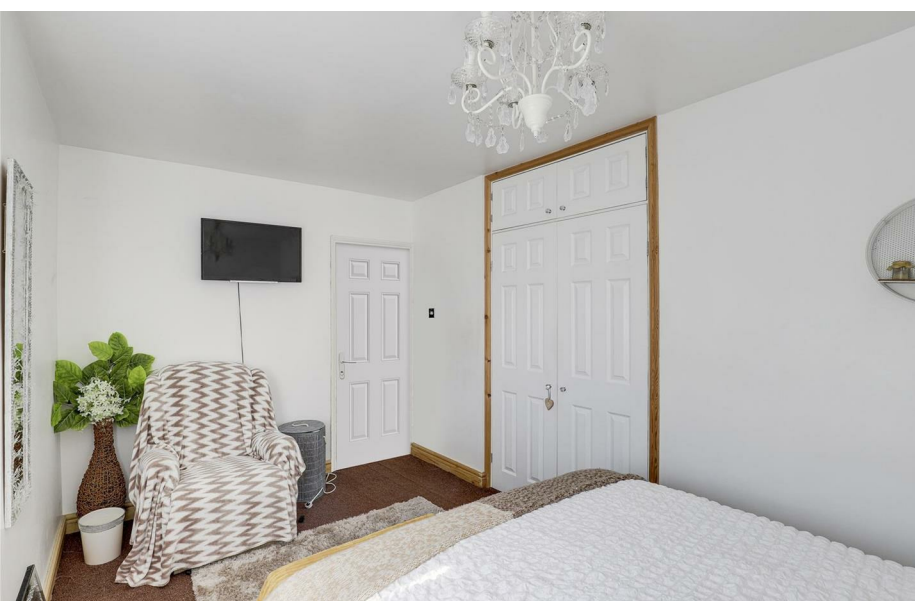
GUIDE PRICE £190,000 - £200,000

IDEAL HOME FOR A VARIETY OF BUYERS...

This three-bedroom end-terraced home offers a fantastic opportunity for a variety of buyers, from first-time purchasers to growing families or investors. Ideally located close to a wide range of local amenities including shops, schools, and excellent transport links. The ground floor welcomes you with an entrance hall that leads into a living room, ideal for relaxing. A separate dining room offers a dedicated space for family meals or entertaining guests, while the adjacent kitchen is well-equipped to meet all your culinary needs. Upstairs, the property boasts two double bedrooms along with a comfortable single bedroom, all serviced by a three-piece bathroom suite. Externally, the home benefits from a driveway to the front, providing valuable off-road parking. To the rear, a generous garden with a well-maintained lawn offers a great outdoor space to enjoy.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Two Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Generous Sized Rear Garden
- Ideal For First-Time Buyers
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*6" x 6*8" (3.21m x 2.04m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

13*9" x 10*7" (4.21m x 3.23m)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the front elevation.

Dining Room

10*8" x 10*6" (3.27m x 3.21m)

The dining room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Kitchen

10*0" x 9*8" (3.07m x 2.95m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated dishwasher, space for a range cooker, tiled walls, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9*8" max x 8*0" (2.96m max x 2.44m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

14*2" x 8*9" (4.33m x 2.67m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10*11" x 10*1" (3.34m x 3.09m)

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

Bedroom Three

9*9" max x 7*0" (2.98m max x 2.15m)

The third bedroom has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

6*4" x 5*4" (1.94m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, an extractor fan, vinyl flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, a gravelled area, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear of the property is an enclosed generous sized rear garden with a lawn, a brick-built outhouse, hedge borders and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

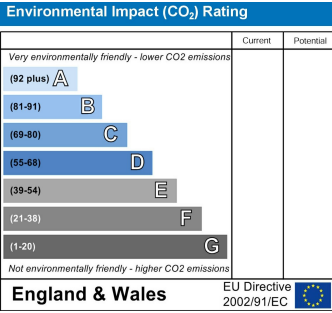
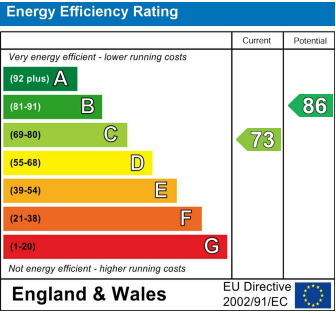
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

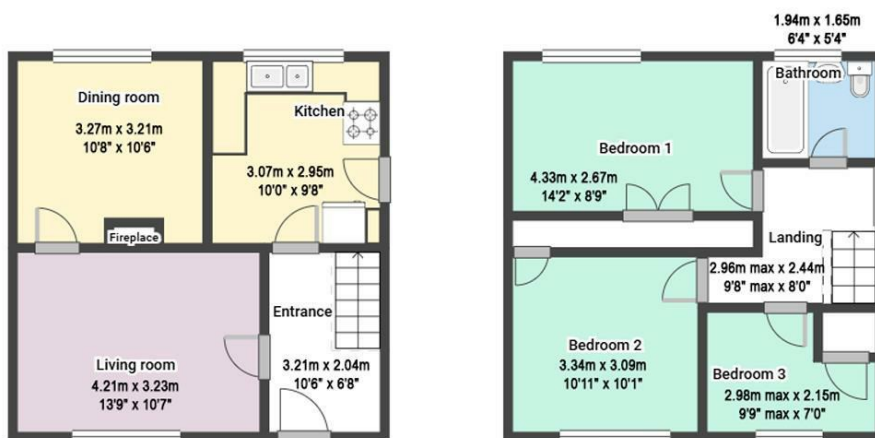
The vendor has advised the following:
Property Tenure is Freehold

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 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.

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.





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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