

HoldenCopley

PREPARE TO BE MOVED

Clifton Lane, Wilford, Nottinghamshire NG11 7ES

£50,000

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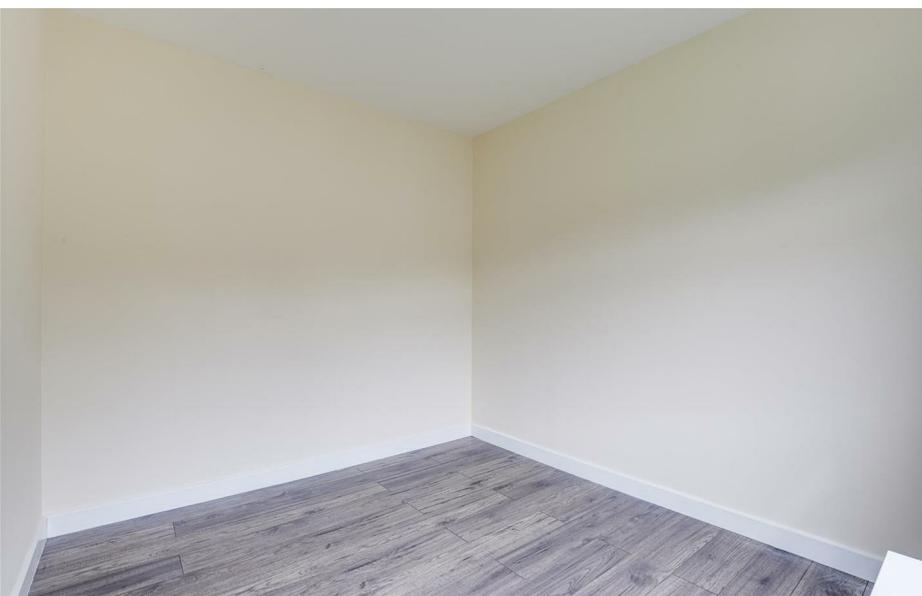


NO UPWARD CHAIN...

This well-presented two-bedroom park home is offered to the market with no upward chain and is ideal for those looking to downsize or enjoy single-level living. It's located in a popular area, just a stone's throw from the scenic River Trent, and benefits from excellent access to local shops, amenities, and reliable public transport links, including nearby bus and tram routes into Nottingham City Centre. Internally, the accommodation comprises an entrance hall, a bright and spacious bay-fronted living room, and a modern kitchen. There are two bedrooms and a three-piece bathroom suite, offering comfortable and practical living. Outside, the property features off-road parking and a lawned area, providing a pleasant outdoor space to enjoy.

MUST BE VIEWED!





- Park Home
- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Off-Road Parking
- Lawned Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

8'0" x 2'10" (2.45m x 0.87m)

The entrance hall has vinyl flooring and a single UPVC door providing access into the accommodation.

Living Room

12'6" x 9'6" (3.82m x 2.92m)

The living room has vinyl flooring, a radiator, a double-glazed window to the side elevation, a double-glazed bay window to the front elevation and a single UPVC door.

Kitchen

9'6" x 8'4" (2.90m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, space and plumbing for a washing machine, a radiator, partially tiled walls, vinyl flooring and two UPVC double-glazed windows to the side elevations.

Master Bedroom

7'8" x 9'6" (2.34m x 2.91m)

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

Bedroom Two

5'11" x 6'5" (1.81m x 1.96m)

The second bedroom has vinyl flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

6'4" x 4'11" (1.95m x 1.51m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, an extractor fan, waterproof boarding, vinyl flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Outside the property benefits from a lawn and off-road parking.

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:

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

Ground Rent in the year marketing commenced (£PER MONTH): £194.71

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 34Mbps & Highest upload speed at 6Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a medium risk flood area

Flood Defenses – No

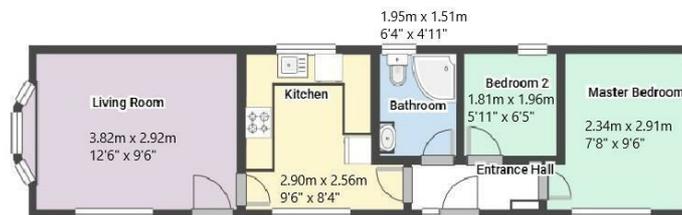
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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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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Agents Disclaimer: HoldenCopley, their clients and employees: 1: 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.