

# HoldenCopley

PREPARE TO BE MOVED

Summerwood Lane, Clifton, Nottinghamshire NG11 9DW

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£180,000



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## NO UPWARD CHAIN...

This three-bedroom mid-terrace house is offered to the market with no upward chain and presents plenty of potential, making it a great opportunity for a range of buyers. Situated in a convenient location, the property is close to a variety of local amenities including shops, schools, and excellent transport links. To the ground floor, the entrance hall leads into a spacious reception room with space for both relaxing and dining. From here, there is access to a sun room, perfect for enjoying views of the rear garden. The fitted kitchen offers storage and workspace for your culinary needs, along with a convenient pantry. Upstairs, there are three well-proportioned bedrooms, all served by a stylish family bathroom. Outside, the front of the property features a driveway providing off-road parking. To the rear, the south-facing garden enjoys plenty of natural sunlight and includes two patio seating areas, a lawn, and a variety of established plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Mid-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen & Pantry
- Sunroom
- Three-Piece Bathroom Suite
- Driveway
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

2\*11" x 9\*1" (0.89m x 2.77m)

The entrance hall has carpeted flooring, UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

22\*7" x 11\*1" (6.89m x 3.40m)

The living room has carpeted flooring, two radiators, ceiling coving, a feature fireplace, a UPVC double-glazed bow window to the front elevation and sliding patio doors providing access to the sunroom.

Sunroom

18\*0" x 5\*4" (5.51m x 1.64m)

The sunroom has tiled flooring, a radiator, full-height UPVC double-glazed windows to the rear elevation and a sliding door providing access to the rear garden.

Kitchen

7\*8" x 11\*3" (2.34m x 3.44m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and a mixer tap, a freestanding cooker, tiled walls, ceiling coving, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the sunroom.

Pantry

5\*8" x 7\*4" (1.74m x 2.26m)

The pantry has fitted wall units, an in-built storage cupboard, a radiator and vinyl flooring.

FIRST FLOOR

Landing

10\*2" x 4\*7" (3.10m x 1.42m)

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

11\*10" x 10\*0" (3.62m x 3.07m)

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

Bedroom Two

10\*6" x 11\*4" (3.22m x 3.47m)

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

Bedroom Three

11\*10" x 5\*10" (3.63m x 1.79m)

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

Bathroom

7\*8" x 5\*5" (2.34m x 1.67m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, courtesy lighting, plants and shrubs and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a pathway leading down to a lawn with a range of plants and shrubs and an additional paved patio area and brick-wall 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 & some coverage of 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

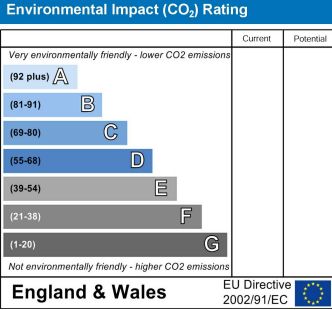
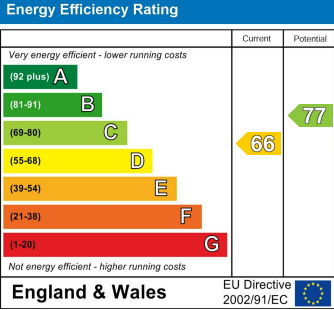
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The vendor has advised the following:  
Property Tenure is Freehold

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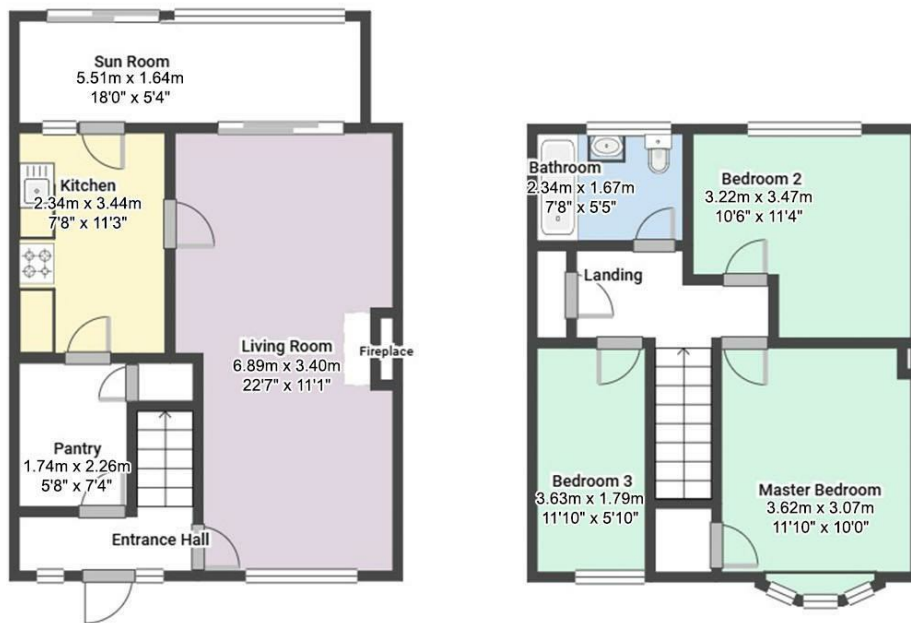
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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