

HoldenCopley

PREPARE TO BE MOVED

Bendigo Lane, Colwick, Nottinghamshire NG2 4EH

Guide Price £200,000 - £210,000

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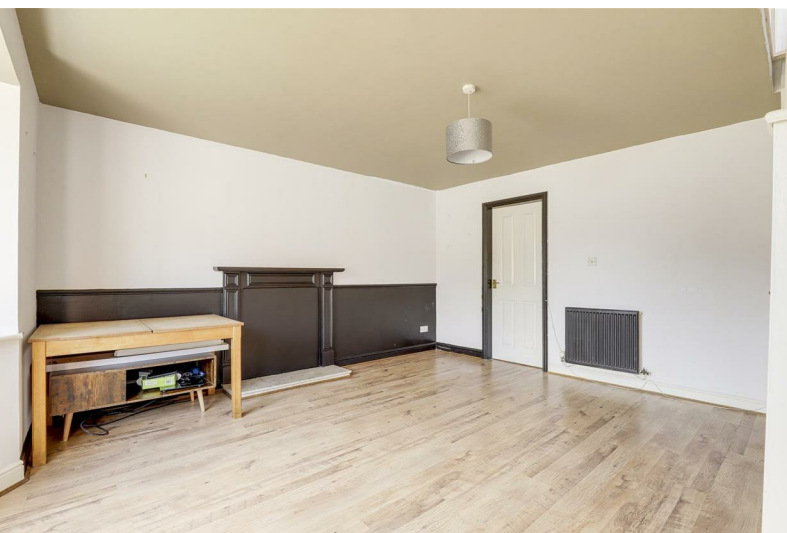


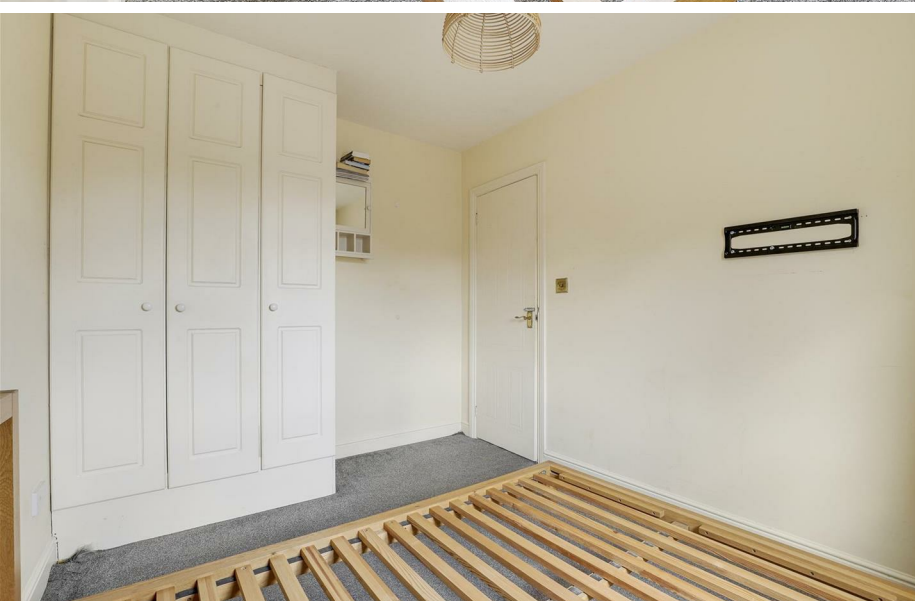
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IDEAL FOR FIRST TIME BUYERS...

Situated in a popular and convenient location in Nottingham City Centre, this three bedroom semi-detached home is ideal for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, a growing family, or an investor seeking a well-placed opportunity to upgrade their portfolio! The property is situated in a popular and convenient location within walking distance of various local amenities including shops, schools and excellent transport links, whilst also being just a stone's throw from the City Centre, Universities and Hospitals — ideal for commuters or anyone who wants everything close by. Internally, the ground floor of the home is an entrance hall providing access into the well-proportioned living room with bay fronted windows, and the fitted kitchen with access to the rear garden. The first floor hosts three bedrooms, serviced by a modernised three piece bathroom suite, featuring waterproof panelling and a walk-in shower. Externally, to the front of the property, there is a driveway providing off-street parking, a lawn, and gated access to the private enclosed rear garden with a lawn and a paved patio seating area.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Living Room With Bay Fronted Windows
- Fitted Kitchen
- Modern Three Piece Bathroom Suite
- Spacious Garden
- Off-Street Parking
- Convenient Location
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*6" x 8*3" (0.77m x 2.54m)

The entrance hall has wood-effect flooring and a single composite door providing access into the accommodation.

Living Room

16*6" x 14*10" (5.05m x 4.54m)

The living room has wood-effect flooring, carpeted stairs, two radiators, a fireplace surround and hearth, and a UPVC double-glazed bay window to the front elevation.

Kitchen

8*0" x 14*10" (2.45m x 4.53m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated double-oven and gas hob with a concealed exhaust fan, space for an undercounter fridge freezer, space and plumbing for both a washing machine and tumble dryer, tiled flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC window leading out to the rear garden.

FIRST FLOOR

Landing

7*1" x 6*3" (2.16m x 1.92m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

8*3" x 11*4" (2.53m x 3.47m)

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

Bedroom Two

8*3" x 11*1" (2.54m x 3.39m)

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

Bedroom Three

7*0" x 6*2" (2.15m x 1.90m)

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

Bathroom

8*8" x 6*0" (2.65m x 1.85m)

The bathroom has a low level flush W/C, a vanity style wash basin, a walk-in shower with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, waterproof panelled walls, an in-built storage cupboard, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, a lawn, and a boundary made up of concrete panel fencing.

Rear

To the rear of the garden is a private enclosed garden with a paved patio seating area, a lawn, a blue slate chipped area, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 74 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

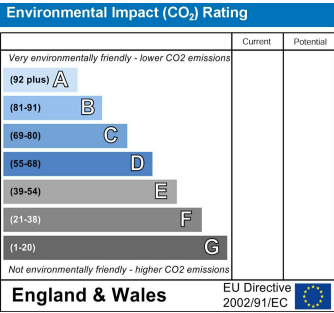
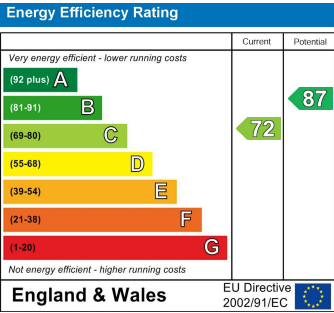
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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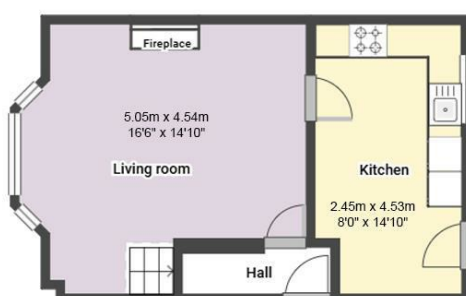
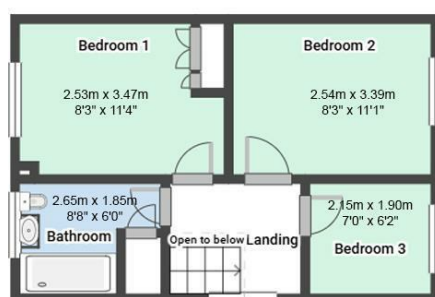
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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