

HoldenCopley

PREPARE TO BE MOVED

Gardendale Avenue, Clifton, Nottinghamshire NG11 9HX

£200,000

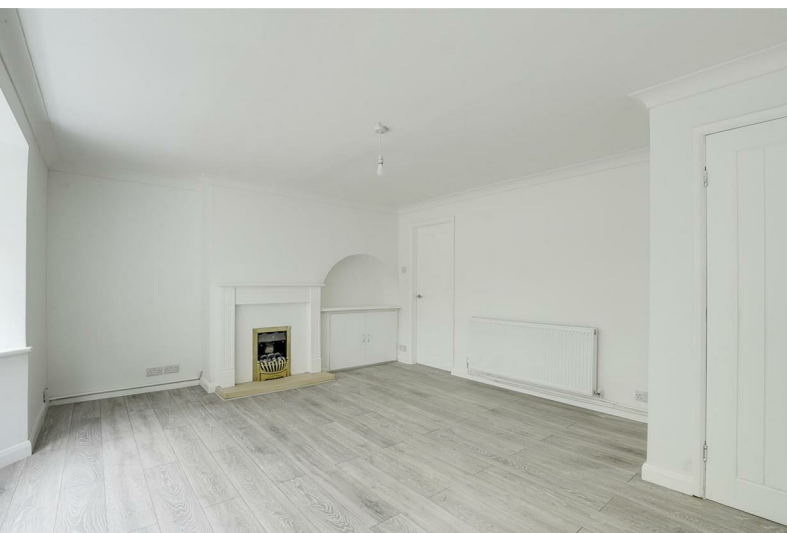
Gardendale Avenue, Clifton, Nottinghamshire NG11 9HX



GREAT FIRST TIME BUY WITH NO UPWARD CHAIN...

This three-bedroom end-terraced house is presented to the market with no upward chain and offers a fantastic opportunity for a wide range of buyers – particularly those taking their first step onto the property ladder. Brimming with potential, this property provides a blank canvas, ready for the new owner to put their own stamp on it. To the ground floor, the accommodation comprises an entrance hall, a bay-fronted living room, and a spacious kitchen diner with double French doors opening out onto the rear garden, perfect for indoor-outdoor living. There is also a convenient ground-floor W/C. The first floor hosts two double bedrooms and a comfortable single bedroom, all serviced by a three-piece bathroom suite. Outside, the property benefits from access to on-street parking to the front, while to the rear, an enclosed garden features a patio seating area and a well-maintained lawn – ideal for relaxing or entertaining during the warmer months. The property is located in a popular and well-connected residential area with excellent transport links across Nottingham, easy access to the A52 and M1, and is close to Nottingham Trent University.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Bay-Fronted Living Room
- Spacious Kitchen Diner
- Three-Piece Bathroom Suite
- Ground Floor W/C
- On-Street Parking
- Enclosed Rear Garden
- No Up-Ward Chain
- Excellent Transport Links





GROUND FLOOR

Entrance Hall

6'2" x 4'1" (1.90m x 1.25m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, two UPVC double-glazed window flanking a UPVC door providing access into the accommodation.

Living Room

17'0" x 14'5" (5.20m x 4.41m)

The living room has laminate flooring, coving to the ceiling, a fireplace set in an hearth and decorative surround, a radiator, an in-built cupboard, a UPVC double-glazed window to the front elevation, and a UPVC double-glazed bay window to the side elevation.

Kitchen

12'7" x 16'10" (3.85m x 5.14m)

The kitchen has a range of fitted base and wall units with worktops, a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap, an integrated oven with a ceramic hob a extractor fan, a splashback, a fridge freezer, a washing machine, an in-built cupboard, a radiator, laminate flooring, a UPVC double-glazed window to the rear elevation, and double French doors opening out onto the rear garden.

W/C

4'5" x 2'9" (1.36m x 0.84m)

This space has two-in-one W/C and wash basin, laminate flooring, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

9'5" x 2'8" (2.89m x 0.83m)

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

Master Bedroom

11'10" x 14'0" (3.61m x 4.28m)

The main bedroom has carpeted flooring, a radiator, and UPVC double-glazed windows to the side and front elevations.

Bedroom Two

11'10" x 10'0" (3.63m x 3.05m)

The second bedroom has carpeted flooring, an in-built cupboard, a radiator, and UPVC double-glazed windows to the side and rear elevations.

Bedroom Three

9'8" x 7'0" (2.95m x 2.15m)

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

Bathroom

6'3" x 4'8" (1.92m x 1.43m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with with a wall-mounted electric shower and handheld shower head, floor-to-ceiling tiling, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with a natural lawn, hedge boundaries, external lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a natural lawn, a garden shed, a mature tree, and a mixture of hedge and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G Coverage

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

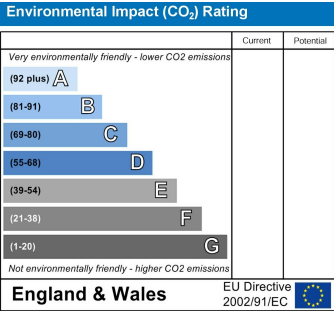
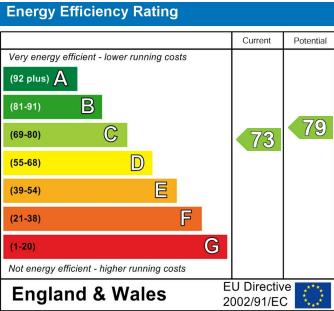
DISCLAIMER

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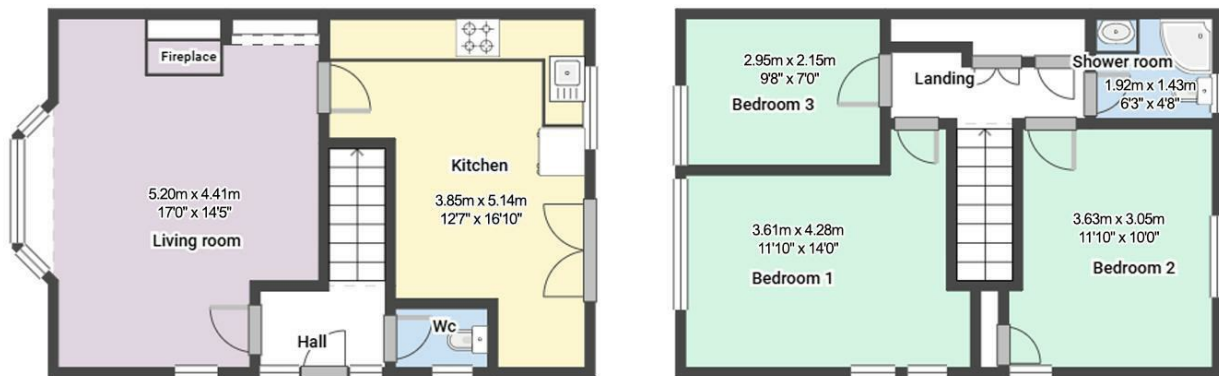
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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