

HoldenCopley

PREPARE TO BE MOVED

Cavell Close, Clifton, Nottinghamshire NG11 8PW

Offers In The Region Of

Cavell Close, Clifton, Nottinghamshire NG11 8PW



OFFERS IN THE REGION OF £175,000

IDEAL FOR FIRST TIME BUYERS & POTENTIAL TO ADD OFF-ROAD PARKING...

This well-presented semi-detached home that would make an ideal choice for first-time buyers looking to take their first step onto the property ladder. It offers comfortable living spaces with room for personalisation, all within a well-connected location close to shops, great schools, and excellent transport links. Upon entering, you are greeted by an entrance hall that leads to a spacious reception room, perfect for relaxing. The ground floor also boasts a fitted kitchen-diner, with ample storage and worktop space. Upstairs, the property offers three well-sized bedrooms, and a three piece bathroom suite. Additionally, the property benefits from boarded loft access, offering extra storage potential. Externally, the home offers a front garden with a lawn. To the rear, you'll find a private garden, with a lawn. On street parking is available for permit holders. This property offers a perfect blend of comfort, convenience, and potential for first-time buyers.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen Diner
- Spacious Reception Room With Feature Fireplace
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Convenient Location
- Close To Local Amenities
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'2" x 6'7" (4.03m x 2.03m)

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

Living Room

13'3" x 12'7" (4.04m x 3.84m)

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

Kitchen-Diner

19'7" max x 9'10" (5.99m max x 3.02m)

The kitchen-diner has a range of fitted base and wall units with worktops, a tiled splashback, a freestanding cooker with an extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a stainless steel sink and a half with a drainer, tiled flooring, space for a dining table, a radiator, a wall-mounted boiler, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

10'2" max x 6'7" (3.12m max x 2.01m)

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

Master Bedroom

14'1" x 9'2" (4.31m x 2.80m)

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

Bedroom Two

12'10" x 9'3" (3.93m x 2.84m)

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

Bedroom Three

10'4" x 6'10" min (3.17m x 2.10m min)

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

Bathroom

6'5" x 6'0" (1.98m x 1.85m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a shower, tiled flooring and walls, a vertical column radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn.

Rear

To the rear is on street parking for permit holders and a private garden with a lawn, a single wooden gate and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
Phone Signal –All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years +
Low chance of flooding
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

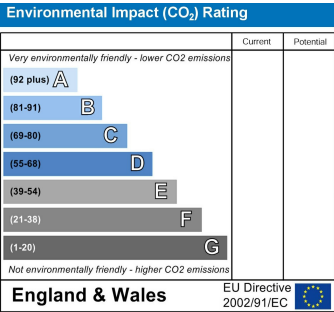
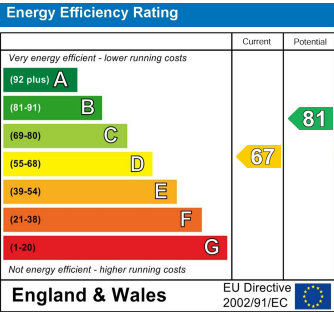
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

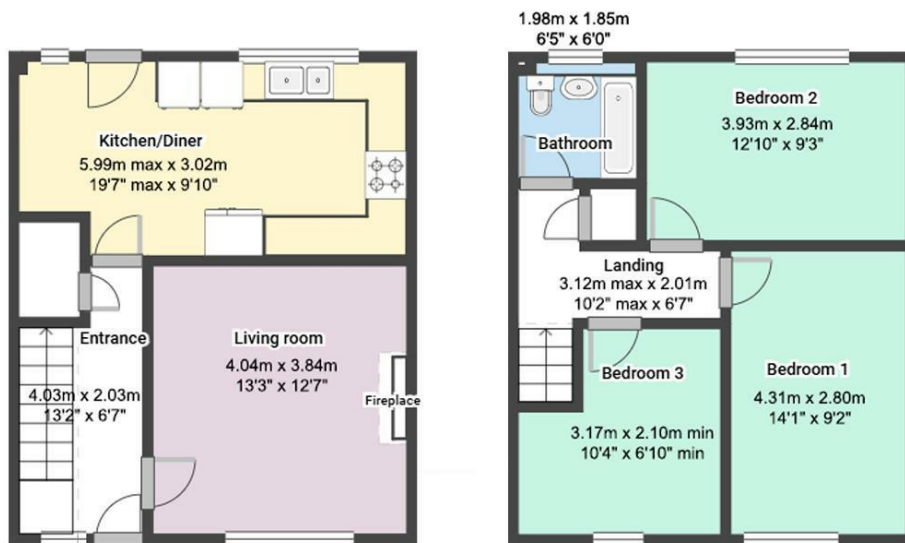
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Cavell Close, Clifton, Nottinghamshire NG11 8PW

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

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

www.holdencopley.co.uk

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.