

HoldenCopley

PREPARE TO BE MOVED

Bransdale Road, Clifton, Nottinghamshire NG11 9JE

Guide Price £190,000 - £200,000

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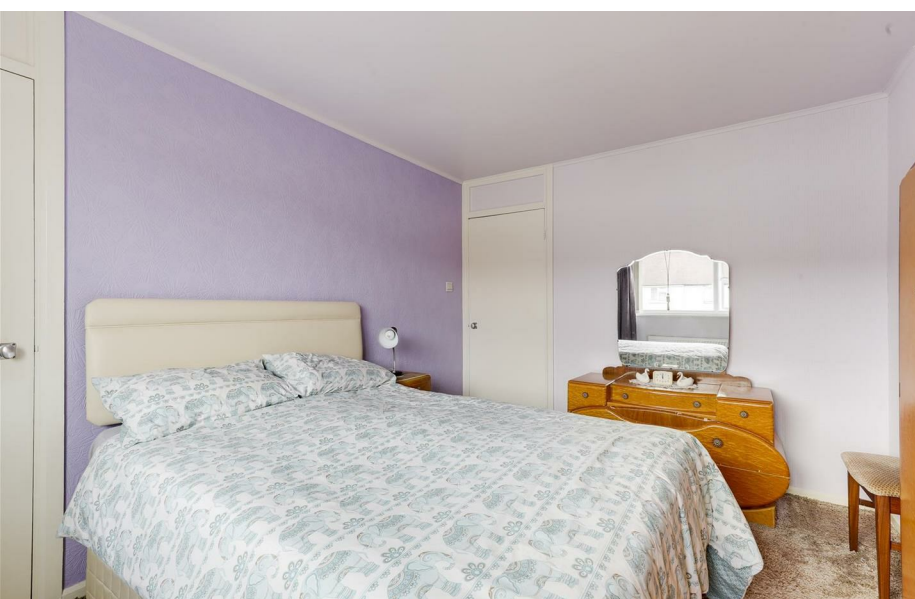
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three-bedroom mid terrace property is ideal for a range of buyers including first time buyers looking to get on the property market, a family looking for a cosy home, and investors looking for their next rental opportunity. Situated in a well-connected location, this home is within easy reach to an array of local amenities such as shops, eateries, schools, and parks, as well as benefitting from excellent transport links into Nottingham City Centre and East Midlands Airport. Internally, the ground floor of the home offers a well-appointed fitted kitchen with a breakfast bar, and a spacious lounge-diner. Upstairs, the first floor is home to three bedroom, serviced by a three piece shower room suite. Externally, the front of the property offers a block-paved driveway providing off-street parking for two cars, meanwhile the rear garden is low maintenance and boasts a paved patio seating area, and gravelled areas - ideal for enjoying the outdoors without the hassle of upkeep.

MUST BE VIEWED





- Mid Terrace Property
- Three Bedrooms
- Spacious Lounge-Diner
- Well-Appointed Fitted Kitchen
- Three Piece Shower Room Suite
- Ample Storage Space
- Low Maintenance Rear Garden
- Off-Street Parking
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'4" x 2'11" (1.94 x 0.89)

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

Kitchen

19'3" x 7'8" (5.87 x 2.36)

The kitchen has a range of fitted shaker-style base and wall units with rolled edge worktops and a breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven, an integrated electric hob, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, tiled flooring, partially tiled walls, two radiators, a built-in storage cupboard, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

Lounge-Diner

22'8" x 11'3" (6.91 x 3.44)

The lounge-diner has carpeted flooring, a fireplace surround and a hearth, two radiators, a picture rail, a UPVC double-glazed bow window to the front elevation, UPVC double-glazed windows to the rear elevation, an a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

10'0" x 4'7" (3.05 x 1.40)

The landing has carpeted flooring, a wall-mounted electric heater, a built-in storage cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'11" x 10'1" (3.64 x 3.09)

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

Bedroom Two

10'5" x 11'6" (3.18 x 3.51)

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

Bedroom Three

11'11" x 6'0" (3.65 x 1.83)

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

Shower room

7'8" x 5'6" (2.34 x 1.68)

The shower room has a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway and fence panelled boundaries.

Rear

To the rear is a low maintenance rear garden with a paved patio seating area, gravelled areas, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- 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 – Non-Standard Construction

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

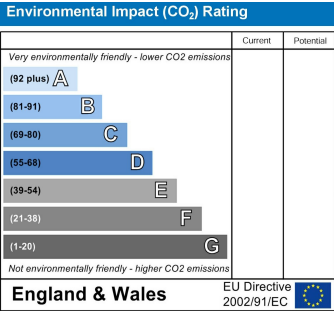
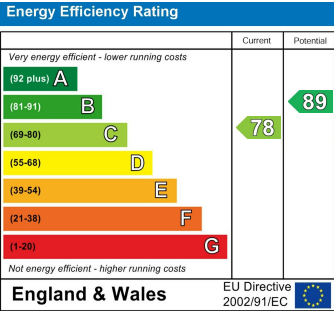
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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

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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.

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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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