

HoldenCopley

PREPARE TO BE MOVED

Borrowdale Close, Gamston, Nottinghamshire NG2 6PD

£260,000

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PERFECT FIRST TIME BUY...

Nestled in an ideal location, this two bedroom semi-detached house offers convenience with proximity to shops, schools, and easy access to Nottingham City Centre via West Bridgford. A short drive away from Trent Bridge and within easy reach of Holme Pierrepont country park the national sports centre, the property is well-suited for first-time buyers or investors seeking a project. Internally, the house features a fitted kitchen with space for dining, a spacious living room with sliding patio doors leading to the bright and airy conservatory. Upstairs, two bedrooms and a three-piece bathroom suite provide comfortable living spaces. The front of the property includes a small garden area with shrubs and bushes, accompanied by a driveway and carport providing off-street parking. To the rear, a south facing garden features a paved patio seating area, a lawn, and a shed, providing a versatile outdoor space for various uses.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Fitted Kitchen With Space For Dining
- Cosy Living Room
- Conservatory
- Three Piece Bathroom Suite
- Off-Street Parking & Carport
- South-Facing Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Porch

5’0" x 2’7" (1.53m x 0.79m)

The porch has exposed brick walls, UPVC double-glazed windows to the front and side elevations, and a single UPVC door providing access into the accommodation.

Entrance Hall

10’7" x 3’4" (3.23m x 1.04m)

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

Kitchen

10’6" x 9’11" (3.22m x 3.03m)

The kitchen has a range of shaker-style fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and drainer, an integrated oven with an electric hob and angled extractor fan, space and plumbing for a washing machine, an integrated dishwasher, space for a fridge freezer, tiled flooring, partially tiled walls, a radiator, space for a dining table, and a UPVC double-glazed window to the front elevation.

Living Room

13’8" x 12’3" (4.17m x 3.74m)

The living room has carpeted flooring and stairs, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and sliding patio doors leading into the conservatory.

Conservatory

12’2" x 7’5" (3.73m x 2.28m)

The conservatory has tiled flooring, partially exposed brick walls, partially UPVC walls, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, and a sliding patio door leading out to the rear garden.

FIRST FLOOR

Landing

6’2" x 6’1" (1.90m x 1.86m)

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

Master Bedroom

13’8" x 9’1" (4.17m x 2.78m)

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

Bedroom Two

10’9" x 7’2" (3.30m x 2.20m)

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

Bathroom

7’6" x 6’1" (2.30m x 1.87m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a carport, gated access to the rear, and a gravelled garden with mature greenery.

Rear

To the rear of the property is a south-facing garden with a paved patio seating area, a lawn, a brick wall divider, a shed, plated borders, 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 – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

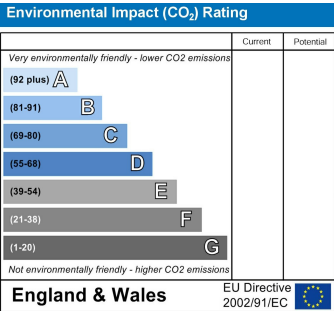
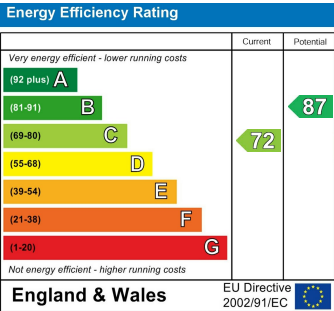
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The vendor has advised the following:
Property Tenure is freehold.

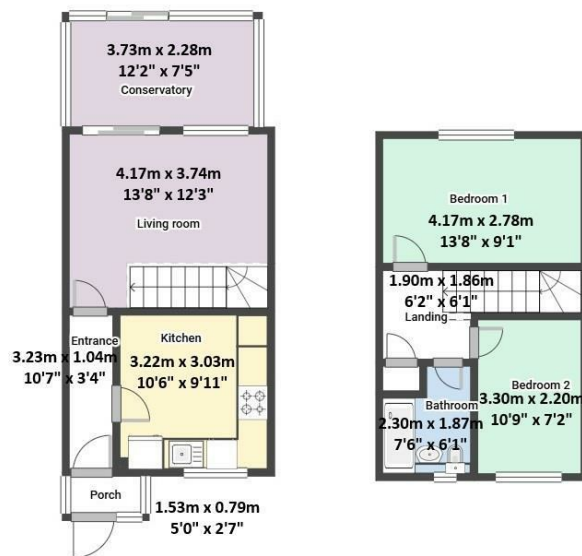
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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