

HoldenCopley

PREPARE TO BE MOVED

Plantation Road, Wollaton, Nottinghamshire NG8 2ER

Guide Price £240,000 - £255,000

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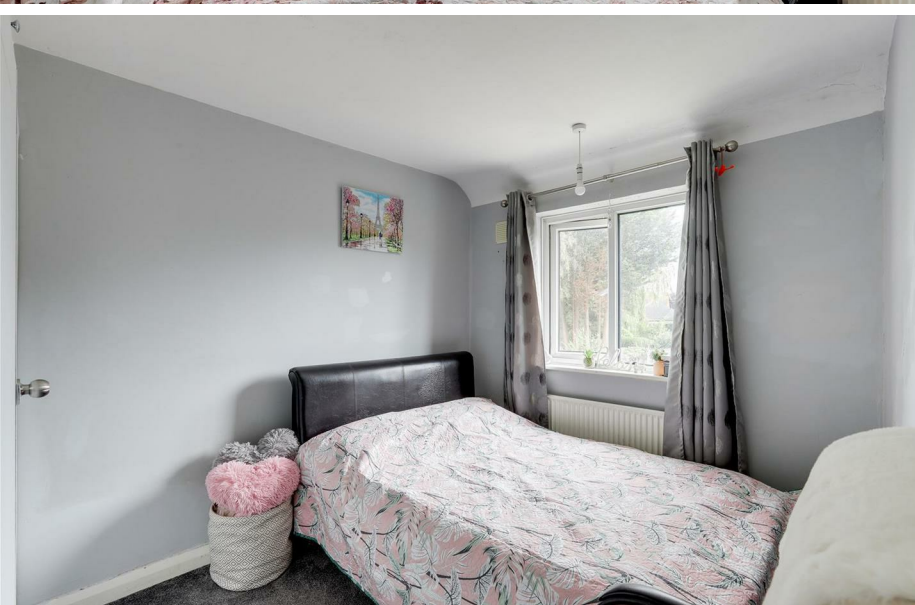
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POPULAR LOCATION...

This well-presented three-bedroom semi-detached house would make an excellent purchase for a wide range of buyers. Nestled in a popular area with convenient access to local amenities, excellent schools, and scenic countryside, it offers both comfort and practicality. On the ground floor, the entrance hall leads to a bright bay-fronted reception room and a spacious kitchen diner, perfect for everyday cooking and family meals. Upstairs, there are two double bedrooms, a further single bedroom, and a modern three-piece bathroom suite. Outside, the front of the property benefits from a driveway providing off-road parking. To the rear, there is an enclosed garden featuring a gravel patio, a paved patio, and a lawn, offering a pleasant space for relaxation and outdoor entertaining.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Reception Room
- Fitted Kitchen Diner
- Stylish Bathroom
- Driveway
- Well-Maintained Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'1" x 2'9" (1.26m x 0.85m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, a circular window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

14'7" x 11'8" (max) (4.46m x 3.58m (max))

The living room has laminate wood-effect flooring, a radiator, a feature fireplace and a UPVC double-glazed bay window to front elevation.

Kitchen Diner

14'11" x 9'1" (4.56m x 2.77m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a range cooker, a washing machine, dishwasher and fridge freezer, partially tiled walls, an extractor fan, a wall-mounted boiler, a radiator, access to the pantry, vinyl flooring, two UPVC double-glazed windows to the rear and side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

9'2" x 6'2" (max) (2.81m x 1.89m (max))

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

Master Bedroom

11'2" x 8'3" (max) (3.42m x 2.54m (max))

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

Bedroom Two

11'5" x 8'4" (max) (3.48m x 2.56m (max))

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

Bedroom Three

8'0" x 6'2" (2.46m x 1.90m)

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

Bathroom

6'4" x 4'8" (1.94m x 1.44m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, waterproof boarding, a radiator, an extractor fan, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road, double gated access to the rear garden and fence panelling boundaries.

Rear

To the rear is an enclosed garden with a gravel patio area, a paved patio area, a lawn, two sheds and fence panelling boundaries.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

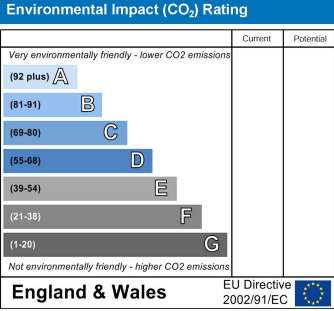
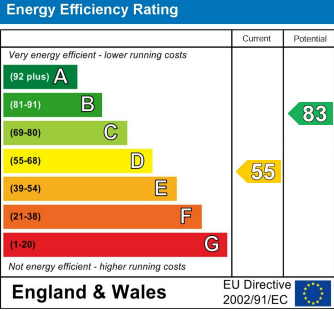
Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No



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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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