

HoldenCopley

PREPARE TO BE MOVED

The Hollows, Silverdale, Nottinghamshire NG11 7FJ

Guide Price £280,000 - £300,000

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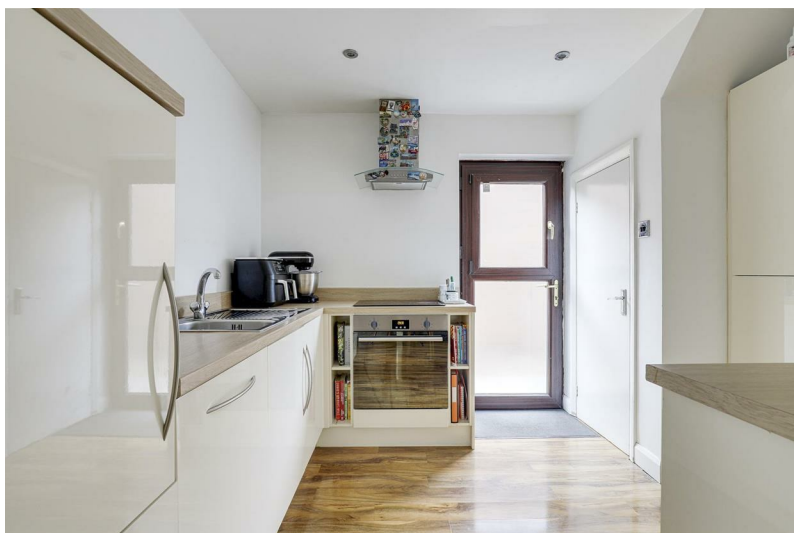


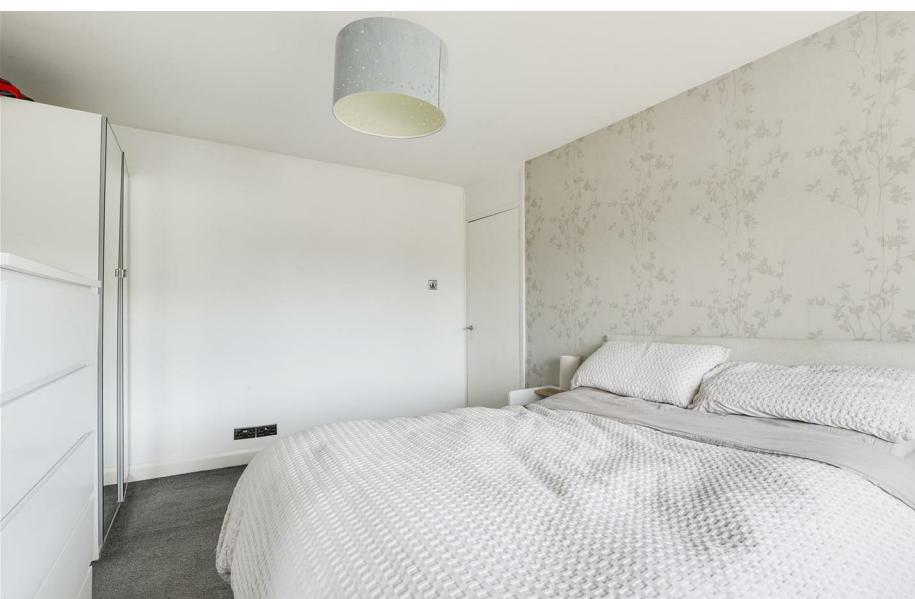
GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached home is offered to the market with no upward chain and is ideally positioned close to local amenities, excellent transport links, and highly regarded schools, making it a great option for families and professionals alike. The ground floor features an entrance hall leading to a bright living room, a modern kitchen diner perfect for cooking and family meals, a versatile rear reception room, and a practical utility area. Upstairs, there are two double bedrooms, a further single bedroom, and a stylish four-piece bathroom suite. Outside, the property benefits from a driveway providing off-road parking for two vehicles, gated access to a garage, and to the rear, a south-facing garden with a patio, artificial lawn, and decked seating area, creating an ideal space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Stylish Four-Piece Bathroom Suite
- Driveway
- South-Facing Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

5'11" x 5'9" (1.82m x 1.77m)

The porch has tiled flooring, two UPVC double-glazed windows to the front and side elevation and a single UPVC door providing access into the accommodation.

Entrance Hall

10'11" x 6'5" (3.09m x 1.96m)

The entrance hall has vinyl flooring, carpeted stairs, a radiator, in-built cupboards, an obscure window to the front elevation and a single door providing access from the porch.

Living Room

13'5" x 11'5" (4.09m x 3.48m)

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

Kitchen Diner

18'2" max x 11'0" (5.54m max x 3.36m)

The kitchen diner has a range of fitted base units with worktops and a breakfast bar, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob, extractor fan, dishwasher and fridge freezer, an in-built cupboard, a radiator, recessed spotlights, laminate wood-effect flooring, a single UPVC door providing access to the rear garden, a single-glazed internal window to the rear elevation and access to the reception room.

Reception Room

12'8" max x 10'5" (3.87m max x 3.19m)

The reception room has carpeted flooring and two UPVC double-glazed windows to the side and rear elevations.

Utility Area

4'3" x 2'11" (1.30m x 0.91m)

The utility area has space and plumbing for a washing machine & tumble dryer, vinyl flooring and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'5" x 4'3" (1.98m x 1.31m)

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

Master Bedroom

13'5" x 10'7" (4.10m x 3.24m)

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

Bedroom Two

11'0" max x 10'7" (3.36m max x 3.23m)

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

Bedroom Three

9'5" max x 7'2" (2.89m max x 2.19m)

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

Bathroom

8'2" max x 7'3" (2.51m max x 2.21m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a handheld shower head, an shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, wood-effect flooring and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, double gated access to the garage, a gravelled area with plants and shrubs.

Rear

To the rear is an enclosed south-facing garden, a paved patio area, an artificial lawn, a raised decked seating area, hedge borders and fence panelling boundaries.

Garage

16'11" x 8'11" (5.16m x 2.72m)

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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 – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

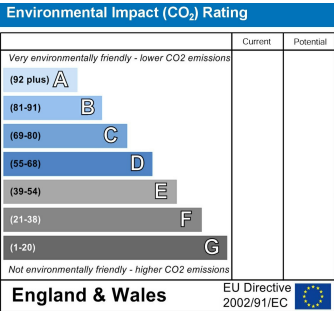
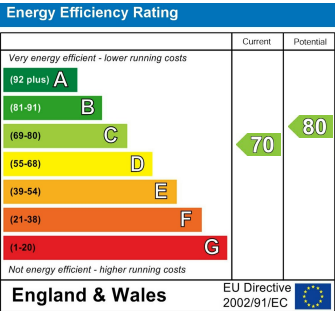
Flood Risk – No flooding in the past 5 years

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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