

HoldenCopley

PREPARE TO BE MOVED

Autumn Close, Nottingham, NG2 7YL

Guide Price £325,000 - £350,000

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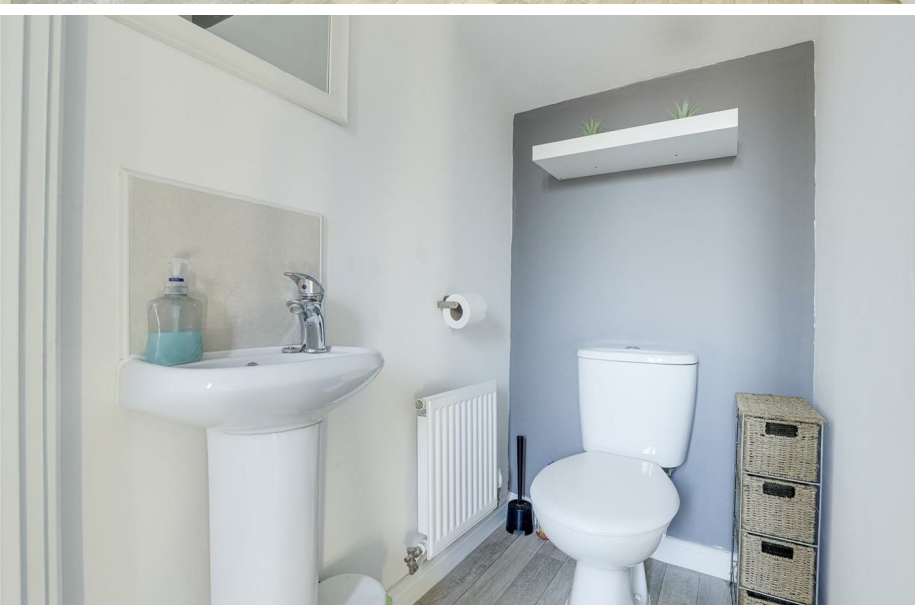
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NO UPWARD CHAIN...

Welcome to this charming end-terraced house, thoughtfully presented and ready for immediate occupancy, offered for sale with no upward chain. Located in a highly sought-after residential area, the property enjoys convenient access to the heart of West Bridgford, renowned for its excellent amenities, shops, cafes, and leisure facilities. Nottingham City Centre, local universities, and frequent transport links are all easily accessible, making this an ideal home for professionals, families, or investors alike. The ground floor features an inviting entrance hall with access to a W/C and the spacious living room. From here, an inner hallway leads to the well-appointed kitchen, fitted with modern units and appliances, and benefitting from French doors that open directly onto the rear garden, allowing natural light to flood the space. Upstairs, there are three comfortable bedrooms and a three-piece bathroom suite, providing ample accommodation for a family or flexible space for a home office. Externally, the property boasts a gravelled frontage with a variety of shrubs and plants, offering both curb appeal and two convenient off-street parking spaces. The rear garden is enclosed and features a lawn area bordered by fence panels, creating a private outdoor space perfect for relaxing, entertaining, or gardening.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- South-Facing Enclosed Rear Garden
- Sought After Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

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

W/C

3’2" x 4’8" (0.99m x 1.43m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Living Room

13’10" x 11’4" (4.22m x 3.45m)

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

Inner Hall

The inner hall has carpeted flooring.

Kitchen Diner

14’10" x 10’9" (4.52m x 3.28m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, an in-built cupboard, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and French doors opening to the rear garden.

FIRST FLOOR

Landing

7’3" x 6’7" (2.21m x 2.01m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

10’11" x 14’11" (3.33m x 4.55m)

The first bedroom has two UPVC double glazed window to the rear elevation, two radiators, and carpeted flooring.

Bedroom Two

7’4" x 10’2" (2.24m x 3.10m)

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

Bedroom Three

6’10" x 7’4" (2.08m x 2.24m)

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

Bathroom

7’3" x 6’2" (2.21m x 1.88m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and shower screen, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, various planted shrubs and bushes, and two parking spaces.

Rear

To the rear of the property is an enclosed rear garden with a lawn, and a fence panelled boundary.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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:

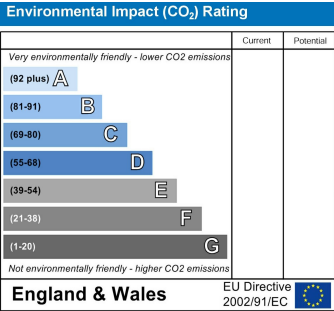
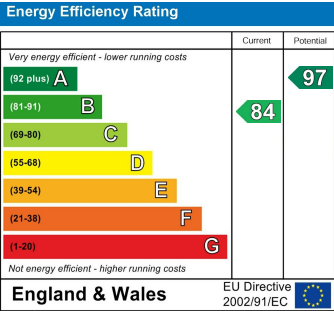
Property Tenure is Freehold

Annual Service Charge £119,51

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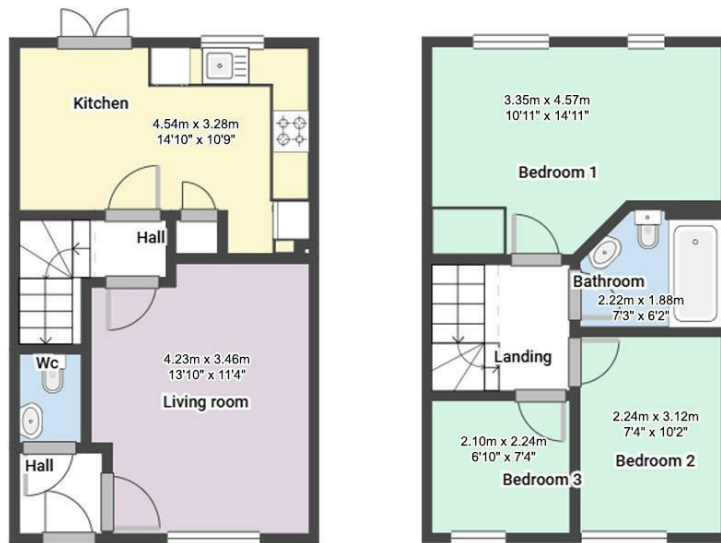
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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This floorplan is for illustrative purposes only.

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01156712555

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

www.holdencopley.co.uk

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