

HoldenCopley

PREPARE TO BE MOVED

Woodbridge Avenue, Clifton, Nottinghamshire NG11 8GP

Guide Price £180,000 - £200,000

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PERFECT FOR A RANGE OF BUYERS...

This three bedroom mid-terraced house is well presented throughout and would make a fantastic purchase for a range of buyers, including first-time buyers, families, or investors. Situated in the popular residential area of Clifton, the property benefits from a wealth of local amenities including shops, eateries, and excellent transport links with easy access to the City Centre, the M1, and Nottingham Trent University Clifton Campus. The area also offers good local schools and a strong community feel, making it a convenient place to live. To the ground floor, the accommodation comprises an entrance hall, a spacious living room, and an open plan kitchen and dining area with space for a range of appliances. The first floor offers three good-sized bedrooms, all serviced by a modern three-piece bathroom suite. Outside, the property boasts a driveway providing off-street parking, along with additional on-street permit parking. To the rear is a private, low-maintenance garden featuring an artificial lawn, an elevated patio area perfect for outdoor seating, and a brick-built outhouse ideal for storage.

MUST BE VIEWED





- Mid-Terraced House
- Three Good-Sized Bedrooms
- Spacious Living Room
- Open Plan Kitchen & Dining Room
- Three-Piece Bathroom Suite
- Driveway
- On-Street Permit Parking
- Low Maintenance Rear Garden
- Brick Built Outhouse / Shed For Storage
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

6’7" x 10’3" (2.03m x 3.13m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a wall-mounted security alarm panel, recessed spotlights, a full height UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

13’1" x 10’1" (3.99m x 3.09m)

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

Kitchen Diner

10’4" x 20’0" (3.16m x 6.11m)

The open plan kitchen and dining room has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine and a tumble-dryer, space for an American-style fridge freezer, tiled and carpeted flooring, space for a dining table, a wall-mounted boiler, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7’11" x 10’8" max (2.43m x 3.26m max)

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

Bedroom One

13’7" x 10’8" (4.15m x 3.27m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, fitted sliding mirrored door wardrobe and a chest of drawers.

Bedroom Two

11’6" x 12’1" max (3.52m x 3.70m max)

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

Bedroom Three

7’1" x 10’7" (2.17m x 3.23m)

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

Bathroom

6’4" x 5’4" (1.95m x 1.65m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, tiled flooring, fully tiled walls, a radiator, an electrical shaving point, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled and patio driveway.

Rear

To the rear of the property is a private enclosed low maintenance garden with a concrete seating area, an artificial lawn, an elevated patio area, access into a brick-built shed/outhouse, fence panelled boundaries, and gated access.

Shed / Outhouse

5’7" x 14’1" (1.71m x 4.31m)

This space has lighting, a UPVC double-glazed window, a single UPVC door to the front and a single UPVC UPVC door to the side providing access to the garden.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Other Material Issues – No
Any Legal Restrictions – No

DISCLAIMER

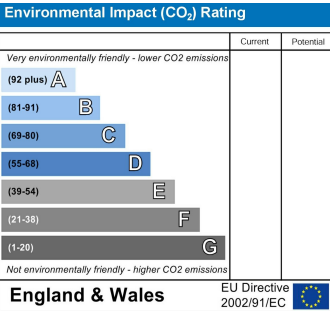
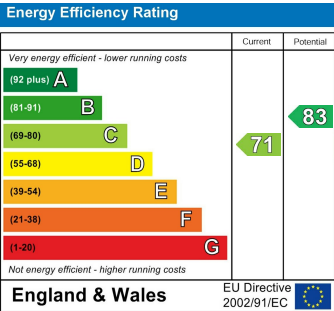
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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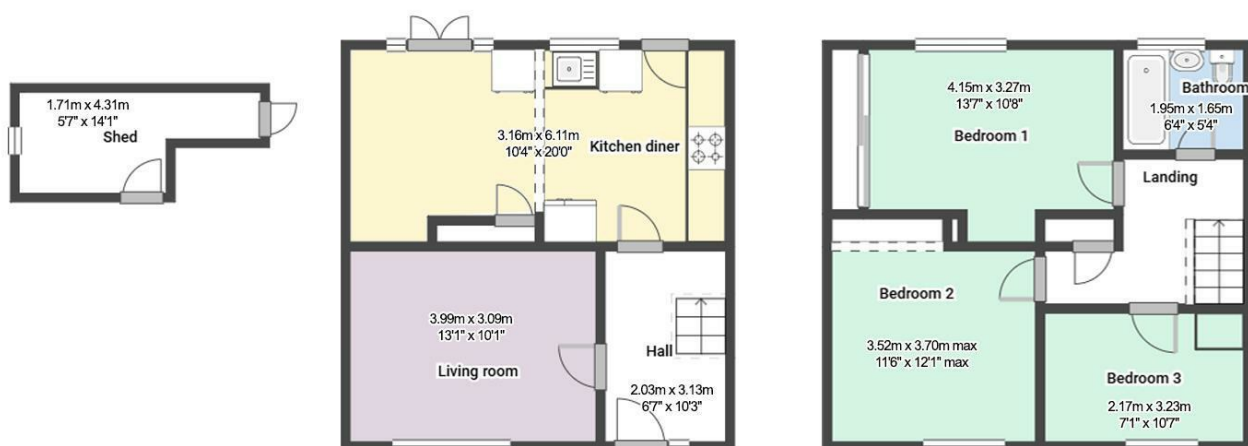
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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