

# HoldenCopley

PREPARE TO BE MOVED

Chesham Drive, Bramcote, Nottingham NG9 3FB

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£280,000

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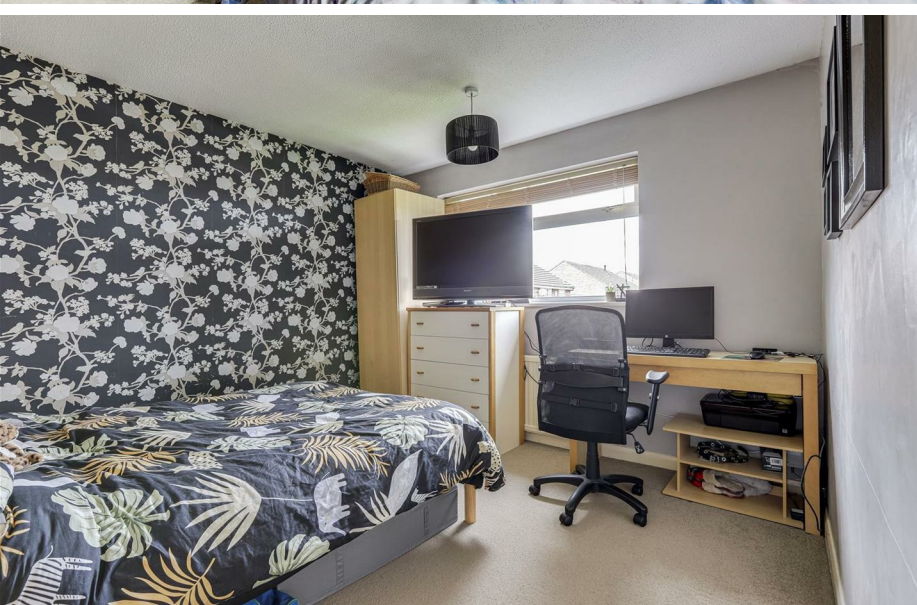


WELL-PRESENTED THROUGHOUT...

Welcome to this well-presented three-bedroom semi-detached house, nestled in a sought-after location offering a plethora of excellent facilities and amenities. With great school catchments, woodland walks, and convenient transport links via the A52, M1, and East Midlands Airport, this property embodies both convenience and comfort. Step inside and be greeted by an inviting entrance hall, providing access to the living room with open access to the dining room creating a bright and airy atmosphere, perfect for hosting gatherings or enjoying family meals. The modern fitted kitchen is a culinary enthusiast's dream, equipped with all the essentials. Completing the ground floor is a convenient W/C, adding functionality to the space. Venture upstairs to discover two generously sized double bedrooms, along with a cosy single bedroom, offering ample space for relaxation and privacy. The four-piece bathroom suite provides a luxurious retreat, ideal for unwinding after a long day. Outside, the front of the property features a driveway providing off-road parking, access to the carport, and a lawn. The rear garden is a true oasis, beautifully maintained with a lush lawn, vibrant plants, and shrubs, creating a serene outdoor space perfect for enjoying sunny days and al fresco dining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Driveway & Carport
- Well-Maintained Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled effect flooring, carpeted stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

### Living Room

13'10" x 10'5" (4.23m x 3.19)

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

### Dining Room

13'6" x 9'1" (max) (4.14m x 2.78m (max))

The dining room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Kitchen

10'11" x 7'5" (3.33m x 2.28m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and mixer tap, an integrated oven, an integrated gas hob, an integrated dishwasher, a splashback, an extractor fan, space and plumbing for a washing machine, recessed spotlights, a radiator, tiled effect flooring, UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden.

### W/C

5'11" x 2'8" (1.81m x 0.82m )

This space has a low level flush W/C, a wall-mounted wash basin, a tiled splashback, vinyl flooring and a UPVC double-glazed window to the side elevation.

## FIRST FLOOR

### Landing

9'10" x 6'3" (max) (3.02m x 1.92m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting.

### Master Bedroom

14'0" x 10'2" (max) (4.29m x 3.10m (max))

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

### Bedroom Two

11'0" x 10'4" (3.36m x 3.16m )

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

### Bedroom Three

9'8" x 6'9" (max) (2.96m x 2.08m (max))

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

### Bathroom

10'8" x 6'2" (max) (3.26m x 1.89m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, an extractor fan, a wall-mounted electric shaving point, a heated towel rail, vinyl flooring and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

The front of the property has a block-paved driveway providing off-road parking, access to the carport and a lawn.

### Carport

19'1" x 7'6" (max) (5.83m x 2.31m (max))

The carport is block-paved and has an up-and-over door.

### Rear

To the rear of the property is an enclosed garden with a lawn, a range of plants and shrubs, a shed, a patio area, a hedge border and fence panelling.

## DISCLAIMER

Council Tax Band Rating - Broxtowe 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.

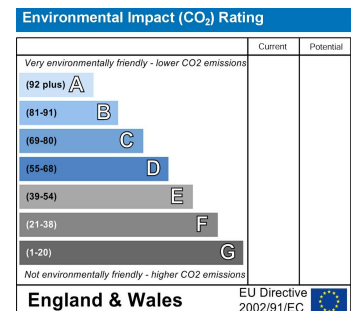
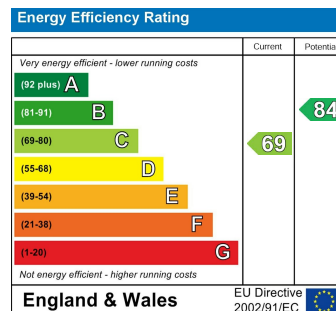
The vendor has advised the following:

Property Tenure is Freehold

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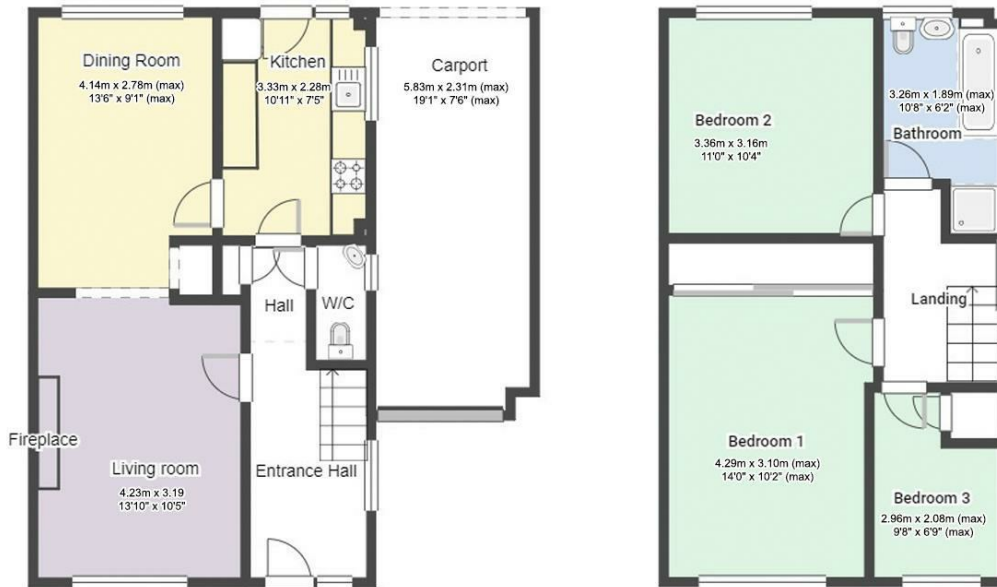
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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# Chesham Drive, Bramcote, Nottingham NG9 3FB

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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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