

# HoldenCopley

PREPARE TO BE MOVED

Ullswater Crescent, Bramcote, Nottinghamshire NG9 3BE

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£270,000

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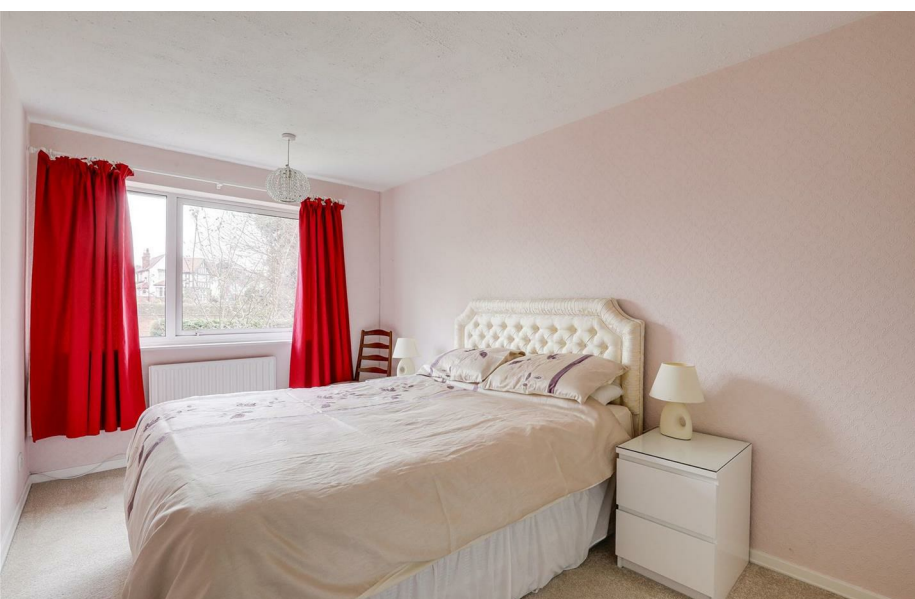


## NO UPWARD CHAIN...

Welcome to this three-bedroom terraced house, a perfect blend of comfort and convenience. Boasting spacious, well-maintained rooms, this residence is an ideal choice for a diverse range of buyers. With no upward chain, the property offers a hassle-free transition into your new home. Nestled in a tranquil location, it provides a serene retreat while remaining easily accessible to commuting links via the A52, ensuring a seamless connection to the surrounding areas. Proximity to local amenities and excellent schools enhances its appeal for families. The ground floor comprises an entrance hall, leading to a generously sized living and dining room, a well-appointed fitted kitchen, and convenient access to the integral garage. Ascend to the first floor, where three double bedrooms await, serviced by a bathroom suite. Outside, the front features off-road parking, while the rear showcases a generously sized garden, providing an inviting outdoor space for relaxation and entertainment. This residence embodies the perfect harmony of practicality and comfort, making it an excellent choice for those seeking a delightful home.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Spacious Living & Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Integral Garage
- Off-Road Parking
- Generous-Sized Garden
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

10'2" x 6'1" (3.12m x 1.86m)

The entrance hall has wood-effect flooring, exposed brick walls, an in-built cupboard, full height UPVC double-glazed windows to the front elevation, and a single UPVC door providing access into the accommodation.

### Living & Dining Room

20'8" x 11'7" (6.32m x 3.55m)

This room has wood-effect flooring, a TV point, a radiator, a feature fireplace with a stone-brick surround and tiled hearth, space for a dining table, a sliding patio door via the entrance hall, and a sliding patio door opening out to the rear garden.

### Kitchen

7'1" x 10'10" (2.17m x 3.31m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for an under counter fridge, tiled splashback, a wall-mounted Worcester boiler, and a UPVC double-glazed window to the rear elevation.

### Garage

8'0" x 17'10" (2.45m x 5.45m)

The garage has lighting, power points, and an up and over door opening out onto the front driveway.

## FIRST FLOOR

### Landing

5'9" x 10'2" (1.77m x 3.10m)

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

### Bedroom One

10'2" x 11'0" (3.10m x 3.37m)

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

### Bedroom Two

14'0" x 8'5" (4.29m x 2.58m)

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

### Bedroom Three

11'10" x 9'6" (3.61m x 2.90m)

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

### Bathroom

6'9" x 5'8" (2.08m x 1.75m)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin, a walk-in shower enclosure with a wall-mounted electric shower fixture, fully tiled walls, a radiator, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway with access into the garage.

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of plants and shrubs, an extensive gravelled area, a wooden pergola, and fence panelled boundaries.

## 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.

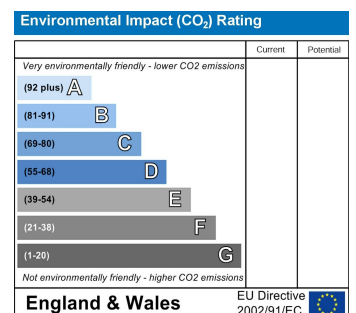
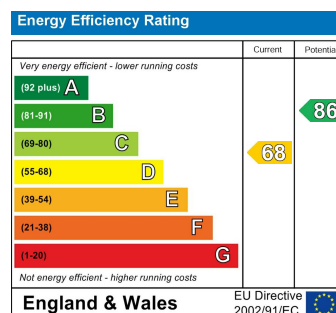
The vendor has advised the following:

Property Tenure is Freehold

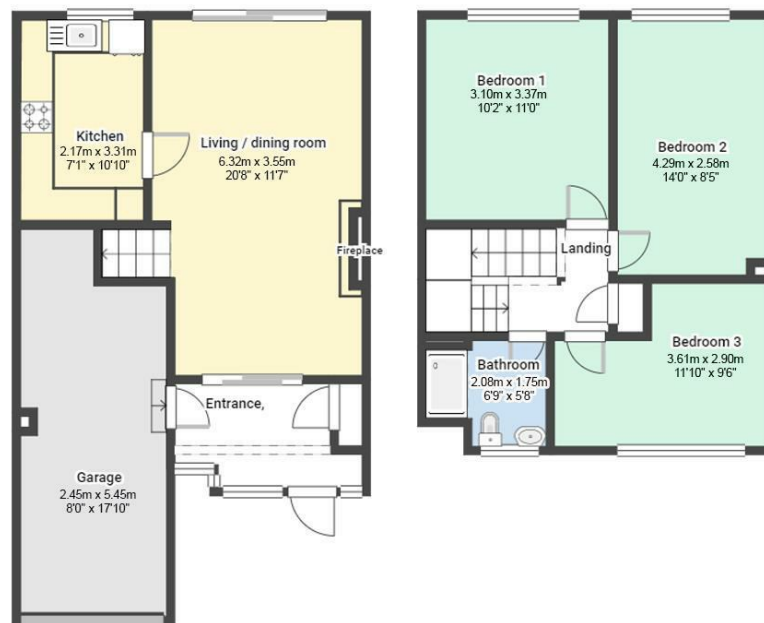
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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