

HoldenCopley

PREPARE TO BE MOVED

Devonshire Drive, Stapleford, Nottinghamshire NG9 8GW

Guide Price £180,000

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****NEW GUIDE PRICE: £180,000 - £200,000****

WELL-PRESENTED THROUGHOUT...

Welcome to this charming two-bedroom semi-detached house, offering a perfect blend of comfort and style. As you step into the inviting entrance, you are greeted by a bay-fronted living room, providing a warm and spacious atmosphere for relaxation. The ground floor seamlessly flows into a well-appointed kitchen/diner, creating an ideal space for culinary delights and entertaining guests. Ascend to the first floor, where two generously sized bedrooms await, along with a four-piece bathroom suite for added convenience. Outside, the property features on-street parking, ensuring accessibility and a private enclosed garden, perfect for outdoor gatherings and relaxation. Situated in Stapleford, the property benefits from its convenient location, offering easy access to local amenities, schools, parks and transportation links. Additionally, a convenient outhouse adds to the versatility of this delightful home.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Bay-Fronted Living Room
- Fitted Kitchen/Diner
- Four-Piece Bathroom Suite
- Outhouse
- Private Enclosed Garden
- On-Street Parking
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

4'6" x 3'11" (max) (1.38m x 1.21m (max))

The entrance has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation

Living Room

13'5" x 13'1" (max) (4.10m x 4.00m (max))

The living room has wood-effect flooring, a feature fireplace with a decorative surround, an in-built storage cupboard, a TV point, a radiator and a UPVC double glazed bay window to the front elevation

Storage Cupboard

5'1" x 2'10" (1.56m x 0.87m)

Kitchen/Diner

16'4" x 9'4" (max) (5.00m x 2.86m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a radiator, tiled splashback, laminate flooring, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

Outside Storage

6'4" x 3'3" (max) (1.94m x 1.00m (max))

The outside storage area has a wall-mounted boiler, lighting and provides ample storage space

FIRST FLOOR

Landing

8'4" x 8'2" (max) (2.56m x 2.49m (max))

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

Bedroom One

13'1" x 10'1" (max) (3.99m x 3.08m (max))

The main bedroom has wood-effect flooring, an in-built wardrobe, a TV point, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

In-Built Wardrobe

4'3" x 3'3" (1.30m x 1.00m)

Bedroom Two

11'5" x 7'10" (3.48m x 2.41m)

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

Bathroom

8'5" x 8'3" (2.57m x 2.52m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower fixture, a fitted shower enclosure with an electric shower fixture, a radiator, tiled splashback, wood-effect flooring and UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property there access to on-street parking and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, a decked seating area, a pergola, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough 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.

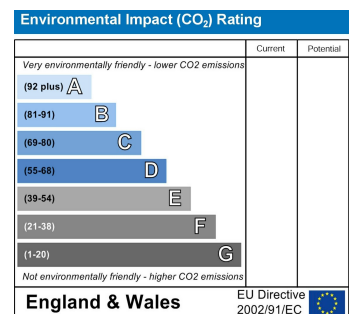
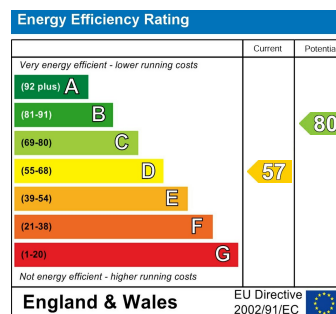
The vendor has advised the following:

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 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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