

HoldenCopley

PREPARE TO BE MOVED

Wood Avenue, Sandiacre, Nottinghamshire NG10 5FX

Guide Price £180,000 - £190,000

Wood Avenue, Sandiacre, Nottinghamshire NG10 5FX



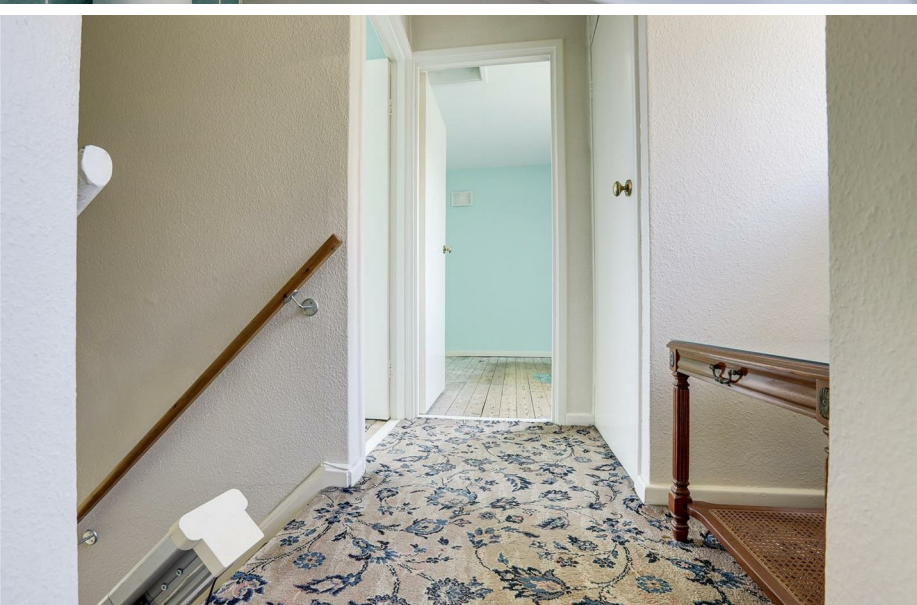
GUIDE PRICE - £180,000 - £190,000

NO UPWARD CHAIN...

Nestled in the popular location of Sandiacre, this semi-detached house offers an enticing blend of convenience and potential. Its prime location boasts a plethora of amenities nearby, including shops, schools, and excellent transport links via the nearby M1 motorway, making it an ideal choice for a variety of buyers. Stepping through the entrance hall, you're greeted by a sense of space and possibility. To the right, a generously sized living room beckons, while to the left, a well-appointed fitted kitchen diner awaits, complete with a convenient utility room offering access to the rear garden. Ascending to the first floor, you'll find three inviting bedrooms, accompanied by a two-piece bathroom suite and a separate WC, catering to both functionality and comfort. Outside, to the front, an enclosed garden adorned with a lawn and fence panelled boundary, while at the rear features a patio area, expansive lawn, gravelled section, and a shed for added storage convenience, planted borders with shrubs and bushes all enclosed by a fence panelled and hedged boundary.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious living Room
- Fitted Kitchen & Utility Room
- Two-Piece Bathroom Suite & Separate W/C
- Enclosed gardens
- Plenty Of Potential
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'10" x 6'0" (max) (2.39m x 1.84m (max))

The entrance hall has carpeted flooring, a radiator, an in-built base cupboard, and a single door providing access into the accommodation.

Living Room

16'6" x 10'2" (max) (5.03m x 3.11m (max))

The living room has two UPVC double glazed window to the front and rear elevation, a radiator, coving to the ceiling, a feature fireplace with a stone-effect surrounds, a TV point, and carpeted flooring.

Kitchen Diner

16'2" x 9'11" (max) (4.93m x 3.03m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, a feature fireplace, an understairs cupboard, a dado rail, coving to the ceiling, a radiator, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear and side elevation.

Utility

9'9" x 6'0" (2.98m x 1.85m)

The utility room has a UPVC double glazed window to the front elevation, a worktop, space for a tumble dryer, space for a fridge freezer, coving to the ceiling, tiled flooring, and a single door providing access to the side of the property.

FIRST FLOOR

Landing

11'6" x 11'5" (max) (3.52m x 3.48m (max))

The landing has a UPVC double glazed window to the rear elevation, an in-built cupboard, carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'11" x 10'6" (max) (3.96m x 3.22m (max))

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

Bedroom Two

10'7" x 10'2" (max) (3.25m x 3.11m (max))

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

Bedroom Three

9'10" x 6'11" (3.02m x 2.11m)

The third bedroom has a UPVC double glazed window to the rear elevation, and exposed floorboards.

Bathroom

5'5" x 4'7" (1.66m x 1.41m)

The bathroom has a UPVC double glazed window to the rear elevation, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, floor-to-ceiling tiling, and carpeted flooring.

W/C

5'2" x 2'6" (1.59m x 0.77m)

This space has a UPVC double glazed window to the rear elevation, a low level flush W/C, and carpeted flooring.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed rear garden with a patio area, a lawn, a gravelled area, a shed, planted borders with shrubs and bushes, and a fence panelled and hedged boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

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

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 - Erewash 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.

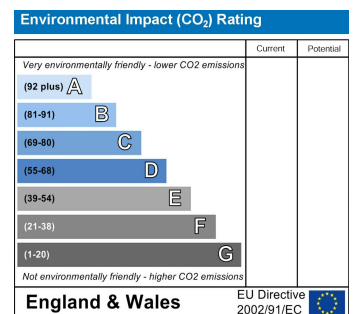
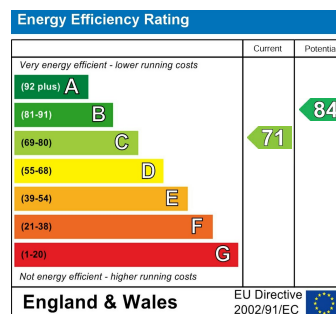
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

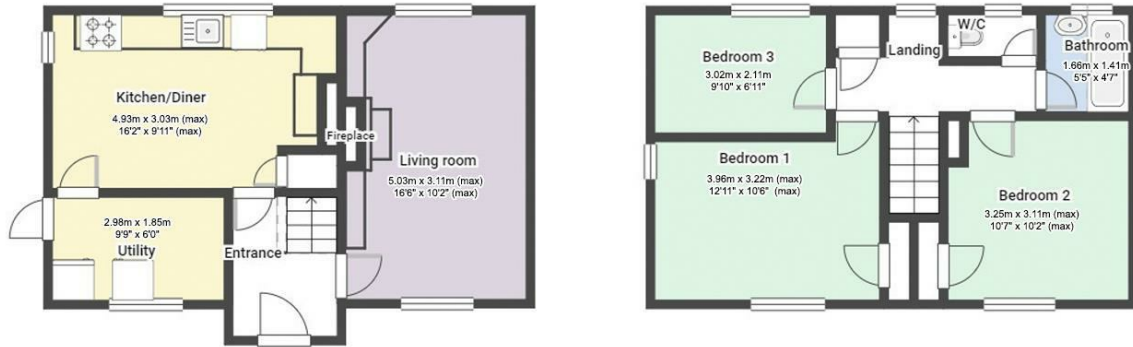
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



Wood Avenue, Sandiacre, Nottinghamshire NG10 5FX

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.