

# HoldenCopley

PREPARE TO BE MOVED

Selside Court, Chilwell, Nottinghamshire NG9 5NF

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£220,000

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## NO UPWARD CHAIN...

Welcome to this three-bedroom end-terraced house, situated in the heart of a sought-after neighbourhood. With no upward chain, this property offers a seamless transition for prospective buyers. Step inside to discover a thoughtfully designed ground floor featuring a welcoming porch, a spacious hallway leading to a cosy living room perfect for relaxation and a kitchen/diner ideal for hosting gatherings or enjoying meals. Completing this level is a convenient three-piece shower room. Ascend the stairs to the first floor, where you'll find three generously-sized bedrooms offering ample space and comfort, along with a three-piece bathroom suite. Outside, a driveway provides off-road parking, while the low-maintenance garden offers a tranquil retreat for outdoor enjoyment. The property is situated in the popular location of Beeston, just a stone's throw away from excellent transport links including tram stops, various local amenities, excellent schools and easy commuting links via the A52. The property would also be suitable for any investors and it is within close proximity to Nottingham Universities. Don't miss the opportunity to make this property your new home.

MUST BE VIEWED







- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Ground Floor Three-Piece Shower Room
- First Floor Three-Piece Bathroom Suite
- Driveway
- Private Enclosed Low-Maintenance Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

The porch has a single UPVC door providing access into the accommodation

### Hallway

The hallway has tiled flooring, carpeted stairs, an in-built storage cupboard and a radiator

### Living Room

10'3" x 14'4" (3.14m x 4.39m)

The living room has laminate flooring, a radiator and a UPVC double glazed window to the front elevation

### Kitchen/Diner

19'7" x 11'8" (5.99m x 3.56m)

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 gas hob, an extractor hood, a vertical radiator, recessed spotlights, tiled flooring and a single UPVC door providing access to the rear garden

### Shower Room

5'0" x 8'6" (1.53m x 2.60m)

The shower room has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, tiled walls, tiled flooring and a UPVC double glazed window to the front elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring and provides access to the first floor accommodation

### Bedroom One

10'7" x 12'11" (3.23m x 3.95m)

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

### Bedroom Two

10'6" x 12'1" (3.21m x 3.70m)

The second bedroom has carpeted flooring, a radiator, a dado rail, coving to the ceiling, a loft hatch and a UPVC double glazed window to the rear elevation

### Bedroom Three

8'8" x 8'9" (2.66m x 2.69m)

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

### Bathroom

8'9" x 5'8" (2.67m x 1.74m)

The bathroom has a low-level dual flush W/C, a panelled bath with a hand-held shower fixture, a shower screen, a pedestal wash basin with a stainless steel mixer tap, a chrome heated towel rail, partially tiled walls, tiled flooring and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a lawn and access to on-street parking

### Rear

To the rear of the property is a private enclosed low-maintenance garden

with a decked area, a stone paved patio area, a block paved area, a range of plants and shrubs, an outbuilding and panelled fencing with gated access to the driveway providing off-road parking

## ADDITIONAL INFORMATION

Council Tax: £119.

The property is connected to the mains water supply. Water Rates: £10.

The property is connected to the mains gas supply. Gas £145.89.

The property is connected to the mains electricity supply. £59.09.

The property does not have a septic tank.

The property is not in a high-risk flood area.

The property has not flooded in the past 5 years.

## 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.

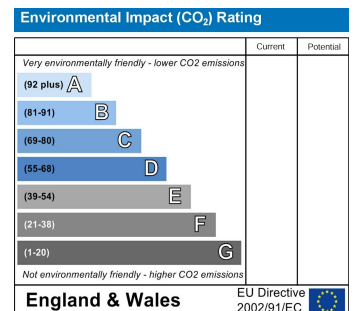
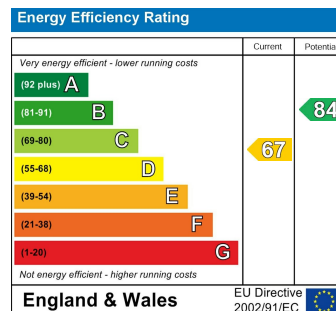
The vendor has advised the following:

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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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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