

# HoldenCopley

PREPARE TO BE MOVED

Haynes Avenue, Trowell, Nottinghamshire NG9 3NY

---

Guide Price £270,000 - £280,000



Haynes Avenue, Trowell, Nottinghamshire NG9 3NY





GUIDE PRICE £270,000 - £280,000

LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house offers deceptively spacious accommodation and is well presented throughout. Situated in a highly sought-after location, it is conveniently close to various local amenities, including shops, excellent transport links and top-rated school catchments. The ground floor features a porch, leading into an entrance hall that opens to a cosy living room, a separate dining room for family gatherings, a bright conservatory, a modern fitted kitchen with a pantry and an integral garage. The first floor comprises three well-proportioned bedrooms, a contemporary three-piece bathroom suite and access to a boarded loft for additional storage space. The front of the property boasts a driveway, while the rear offers a private garden complete with a patio area, artificial lawn, decking and a practical shed, creating an ideal space for relaxation and outdoor entertaining.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen With Pantry
- Three Piece Bathroom Suite
- Integral Garage
- Driveway
- Private Rear Garden
- Must Be Viewed











## GROUND FLOOR

### Porch

6'10" x 4'7" (2.09m x 1.42m )

The porch has a UPVC double-glazed window to the side elevation, wood-effect flooring, a radiator and a single UPVC door.

### Entrance Hall

12'2" x 5'11" (3.71m x 1.82m )

The entrance hall has carpeted flooring and stairs, a radiator and a single UPVC door providing access into the accommodation.

### Living Room

12'11" x 12'8" (max) (3.94m x 3.87m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a tiled hearth and open access into the dining room.

### Dining Room

10'3" x 8'11" (3.14m x 2.73m )

The dining room has carpeted flooring, a radiator and sliding patio doors providing access into the conservatory.

### Conservatory

8'9" x 8'7" (2.69m x 2.64m )

The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring and double French doors providing access out to the garden.

### Kitchen

10'4" x 10'0" (max) (3.15m x 3.05m (max))

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker, an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a vertical column radiator, a UPVC double-glazed window to the rear elevation, access to the pantry and a single UPVC door providing access into the garage.

### Pantry

2'11" x 2'9" (0.89m x 0.85m )

The pantry has tiled flooring, shelves, lighting and a UPVC double-glazed obscure window to the side elevation.

### Garage

21'7" x 8'7" (6.58m x 2.63m )

The garage has a polycarbonate roof, an up and over garage door and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

7'5" x 6'11" (2.27m x 2.11m )

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the boarded loft via a drop down ladder and provides access to the first floor accommodation.

### Master Bedroom

12'9" x 12'1" (max) (3.89m x 3.69m (max))

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

### Bedroom Two

12'1" x 10'3" (3.69m x 3.14m )

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

### Bedroom Three

9'2" x 7'11" (max) (2.81m x 2.43m (max))

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

### Bathroom

6'9" x 5'6" (2.08m x 1.69m )

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower with a hand-held shower, a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block paved driveway with a shrub boundary.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, artificial grass, a patio, decking, a shed and an outdoor tap.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		87	88
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



# Haynes Avenue, Trowell, Nottinghamshire NG9 3NY

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

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