

HoldenCopley

PREPARE TO BE MOVED

Town Street, Sandiacre, Nottinghamshire NG10 5DS

£160,000

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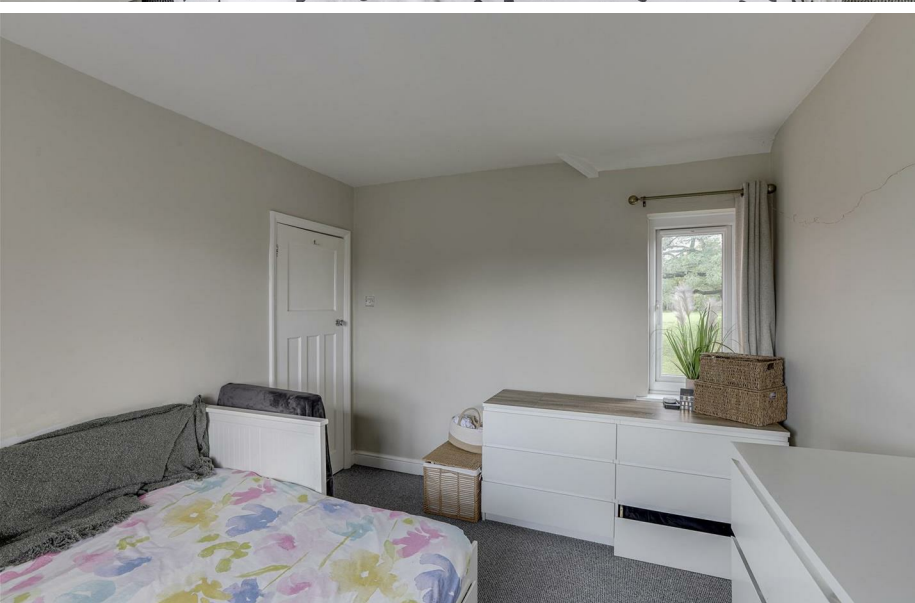
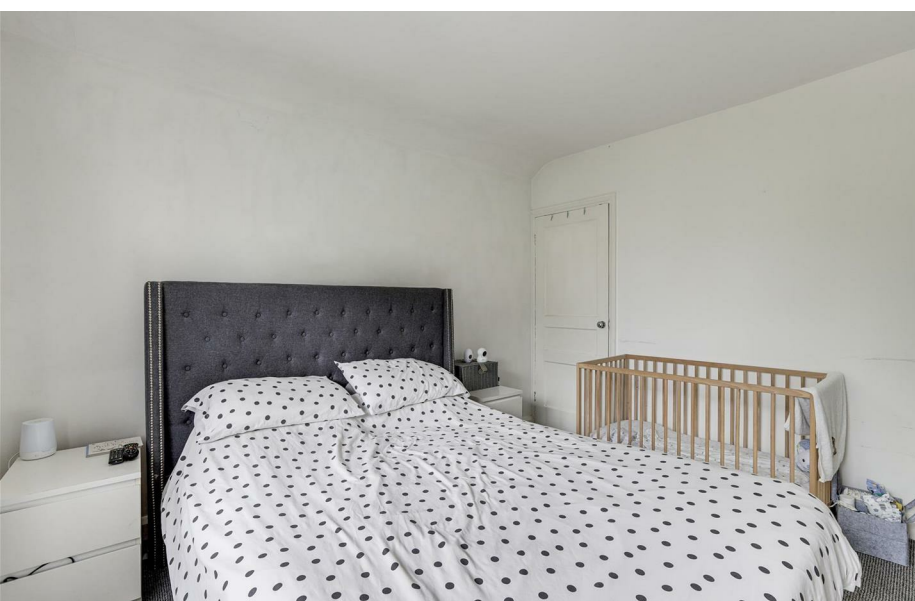


NO UPWARD CHAIN...

This two-bedroom semi-detached house, offered with no upward chain, is situated in a popular location with easy access to a variety of local amenities, including shops, excellent transport links, and great school catchments. The ground floor features a welcoming entrance hall leading to a bright reception room, ideal for relaxation, along with a spacious kitchen diner, perfect for everyday cooking and dining needs. Upstairs, the property offers two double bedrooms and a three-piece bathroom suite. Externally, the front provides convenient on-street parking, while the rear boasts an enclosed garden with a patio seating area, a lawn, and an outhouse that offers ample storage.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Reception Room
- Kitchen Diner
- Three-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'3" x 6'3" (max) (1.91m x 1.91m (max))

The entrance hall has carpeted flooring, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

12'0" x 11'11" (max) (3.66m x 3.65m (max))

The living room has carpeted flooring, a radiator, a recessed chimney breast alcove with a decorative surround and a UPVC double-glazed window to the front elevation.

Kitchen Diner

15'4" x 11'11" (max) (4.68m x 3.65m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap, an integrated oven, & gas hob, space and plumbing for a washing machine & dishwasher, an extractor fan, vinyl flooring in the kitchen and carpeted flooring in the dining area, an in-built pantry, a radiator, a UPVC double-glazed window to the side elevation and sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

6'11" x 6'4" (max) (2.12m x 1.95m (max))

The landing has carpeted flooring, access to first floor accommodation, and access to the loft.

Master Bedroom

12'0" x 12'0" (max) (3.68m x 3.67m (max))

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

Bedroom Two

12'0" x 9'11" (3.67m x 3.03m)

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

Bathroom

8'7" x 5'1" (max) (2.63m x 1.57m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, gated access to the rear garden, courtesy lighting and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a lawn, access to the outhouse, fence panelling and brick-wall boundaries.

Outhouse

8'6" x 5'10" (2.61m x 1.78m)

This space has courtesy lighting, power supply and ample storage space.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest

download speed at 1000Mbps & Highest upload speed at 220Mbps

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

Sewage – Mains Supply

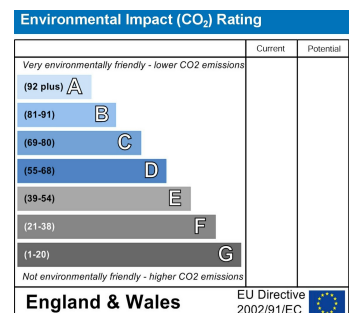
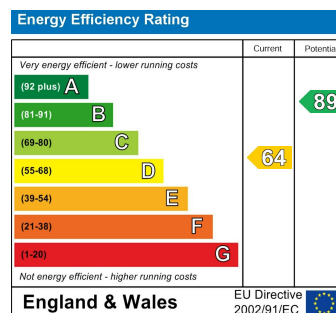
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

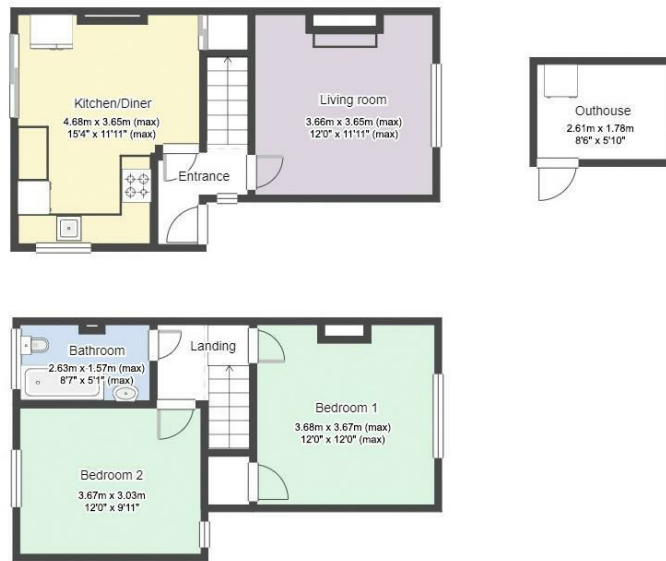
Any Legal Restrictions – No

Other Material Issues – No



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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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