

HoldenCopley

PREPARE TO BE MOVED

Trevone Avenue, Stapleford, Nottinghamshire NG9 7HJ

Guide Price £270,000 - £280,000

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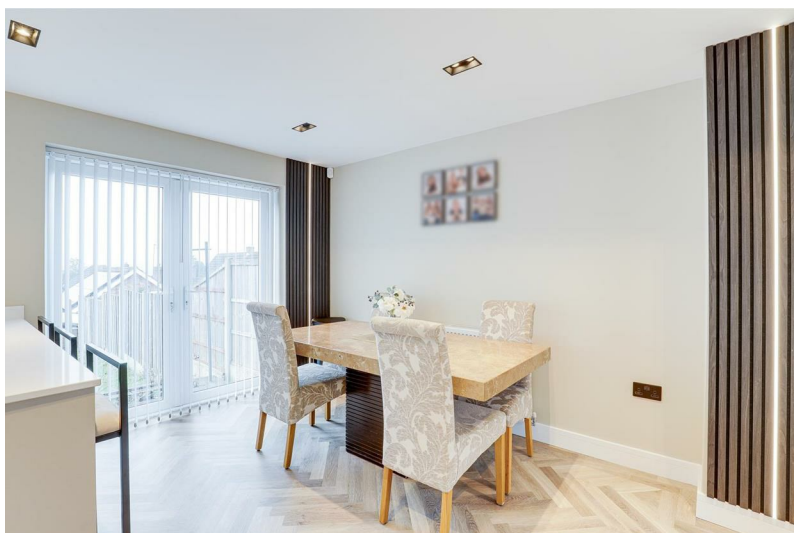


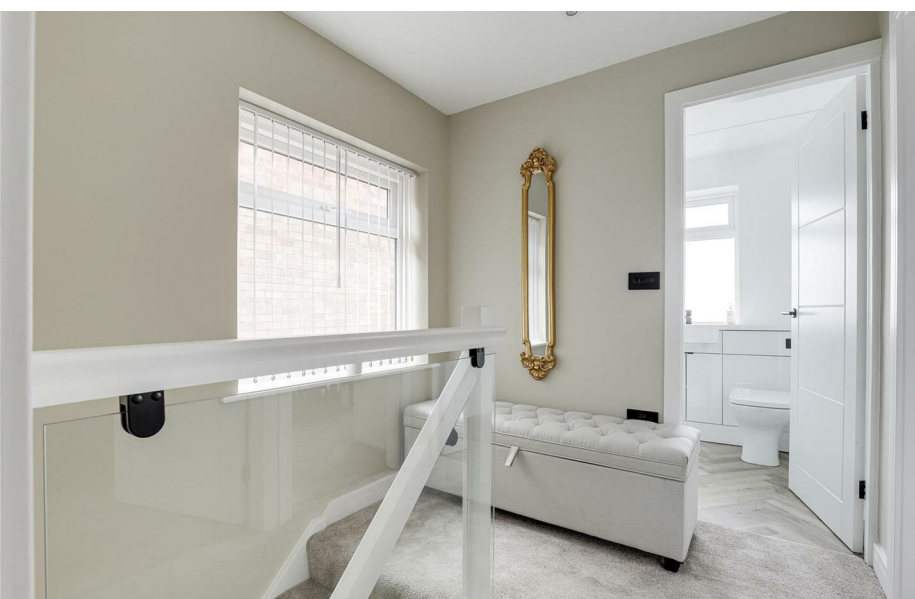
GUIDE PRICE £270,000 - £280,000

SEMI DETACHED HOUSE...

Welcome to this well-presented three-bedroom semi-detached house, perfectly positioned for convenient living. Located with easy access to the M1, this property is ideal for both commuters and residents seeking seamless travel options. The surrounding area offers a wealth of amenities, including a variety of shops, restaurants, and recreational spaces. With excellent transport links and proximity to schools, this location caters to families and professionals alike. The house is well-presented and offers a well-thought-out layout. Upon entering, you are welcomed into an inviting entrance hall that leads directly into the heart of the home. The modern, open-plan kitchen is a standout feature, complete with contemporary fittings, a breakfast bar, and double French doors that open onto the rear garden, filling the space with natural light. This area seamlessly connects to the living room, which boasts a bay window overlooking the front of the property. Ascending to the first floor, you will find two generously sized double bedrooms, offering ample space and comfort. The third bedroom, slightly smaller in size, is ideal as a home office, nursery, or child's bedroom, providing flexibility to suit your needs. Completing the first floor is a stylish three-piece bathroom suite, designed with both functionality and modern aesthetics in mind. The outdoor spaces to the front of the property, there is a courtyard, a private driveway, and convenient access to the rear garden. The rear garden itself is a private retreat, featuring a stone-paved patio area perfect for outdoor dining, steps leading down to a neatly maintained lawn, and a fence-panelled boundary for added privacy.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen/Living Room
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Off-Street Parking
- Spacious Accommodation
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has Herringbone style flooring, carpeted stairs, a radiator, understairs storage, recessed linear LED lighting, wall-mounted alarm keypad, and a composite door providing access into the accommodation.

Open Plan Kitchen Living Space

22'11" max x 18'5" max (7.00m max x 5.62m max)

The open-plan kitchen living space has to the living space a UPVC double glazed bay window to the front elevation, a media wall with a feature fireplace, a TV point, recessed linear LED lighting, recessed spotlights, and Herringbone flooring. The kitchen diner area has a range of modern fitted base and wall units with worktops and a breakfast bar, an integrated oven, ceramic hob and extractor fan, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, space for a dining table, recessed spotlights, recessed linear LED lighting, a radiator, Herringbone flooring, a UPVC double glazed window to the rear elevation, and double glazed French doors opening to the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, recessed spotlights, access into the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

12'3" x 11'4" (3.74m x 3.46m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Two

11'5" x 9'3" (3.50m x 2.83m)

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

Bedroom Three

6'10" x 6'5" (2.10m x 1.97m)

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

Bathroom

6'9" x 5'6" (2.07m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed linear LED lighting, partially waterproof boarding, and Herringbone flooring.

OUTSIDE

Front

To the front of the property is a courtyard, a driveway, and access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, steps down to a lawn, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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 - 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.

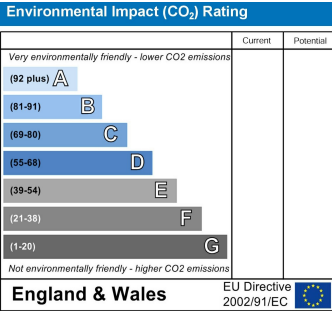
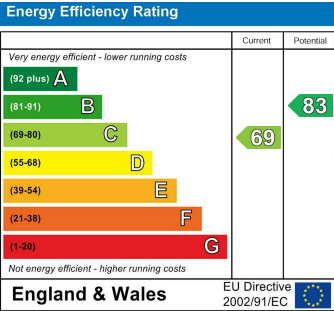
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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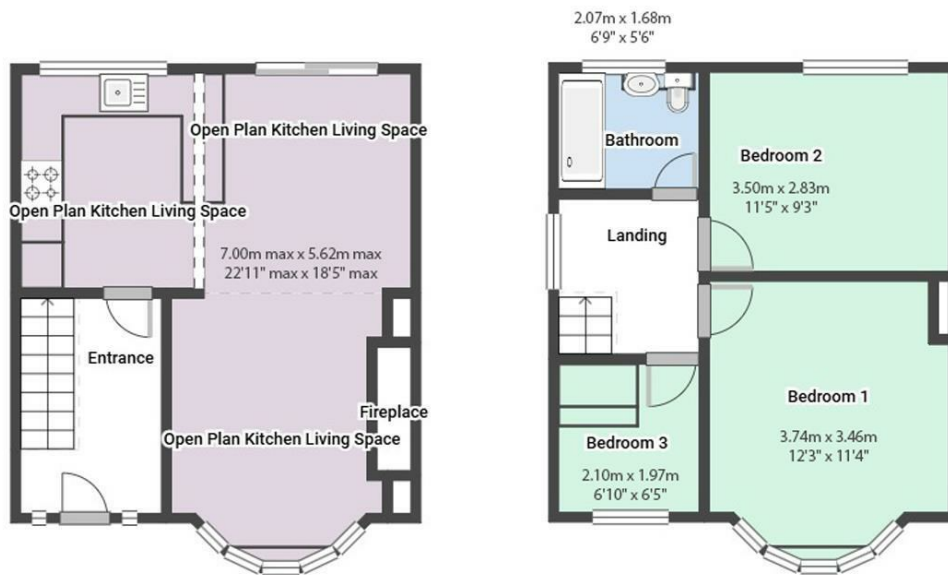
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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