

HoldenCopley

PREPARE TO BE MOVED

Collin Avenue, Sandiacre, Nottinghamshire NG10 5JR

£220,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom semi-detached home is perfect for a variety of buyers looking for a stylish, move-in-ready property. Situated in a popular location, it offers easy access to a range of local amenities, including shops, excellent transport links, and great schools. The ground floor welcomes you with an entrance hall leading to a spacious bay-fronted living and dining room, ideal for both relaxing and entertaining. The modern fitted kitchen boasts sleek finishes and ample storage. Upstairs, the first floor hosts three well-proportioned bedrooms, with the master featuring fitted wardrobes, alongside a three-piece bathroom suite and access to a boarded loft for additional storage. Outside, the front of the property offers a convenient block-paved driveway, while the rear garden provides a private retreat with a block-paved patio, a well-maintained lawn, a decking area perfect for outdoor seating, and a handy shed for extra storage. This stunning home truly ticks all the boxes for comfortable and convenient family living.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Beautifully Presented Throughout
- New Boiler
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*3" x 5*3" (3.14m x 1.62m)

The entrance hall has carpeted flooring and stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

Kitchen

11*1" x 6*5" (max) (3.40m x 1.98m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with 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, a wall-mounted boiler, vinyl flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Living/Dining Room

22*6" x 10*2" (max) (6.87m x 3.12m (max))

The living/dining room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, two radiators and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7*7" x 5*10" (max) (2.33m x 1.79m (max))

The landing has a UPVC double-glazed window with fitted shutters to the side elevation, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

10*3" x 10*2" (max) (3.13m x 3.11m (max))

The main bedroom has a UPVC double-glazed window with fitted shutters to the front elevation, wooden flooring, a radiator and a fitted sliding door wardrobe.

Bedroom Two

11*2" x 8*0" (max) (3.42m x 2.46m (max))

The second bedroom has a UPVC double-glazed window with fitted shutters to the rear elevation, carpeted flooring, a radiator and access into the boarded loft via a drop-down ladder.

Bedroom Three

8*5" x 7*8" (2.57m x 2.34m)

The third bedroom has a UPVC double-glazed window with fitted shutters to the front elevation, carpeted flooring, a radiator and a fitted sliding door wardrobe.

Bathroom

6*8" x 5*4" (2.05m x 1.63m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, wood-effect flooring, a chrome heated towel rail, an electric shaving point, tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a block paved driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a block paved patio, a lawn, decking and a shed.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 3G 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

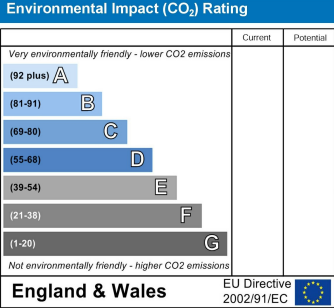
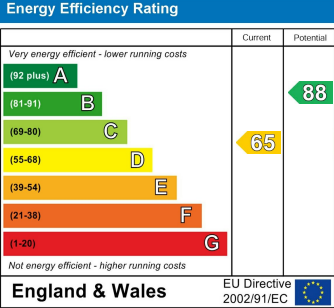
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

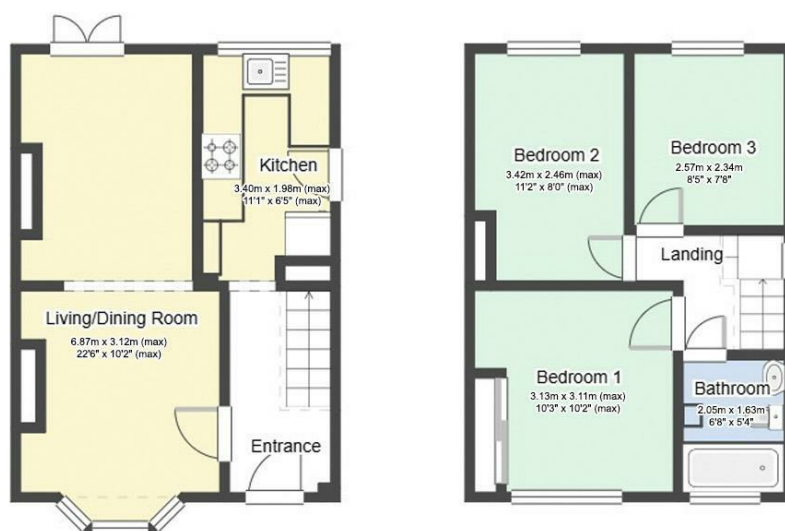
The vendor has advised the following:
Property Tenure is Freehold

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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.





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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