

HoldenCopley

PREPARE TO BE MOVED

Cleve Avenue, Toton, Nottinghamshire NG9 6JH

Guide Price £240,000 - £250,000

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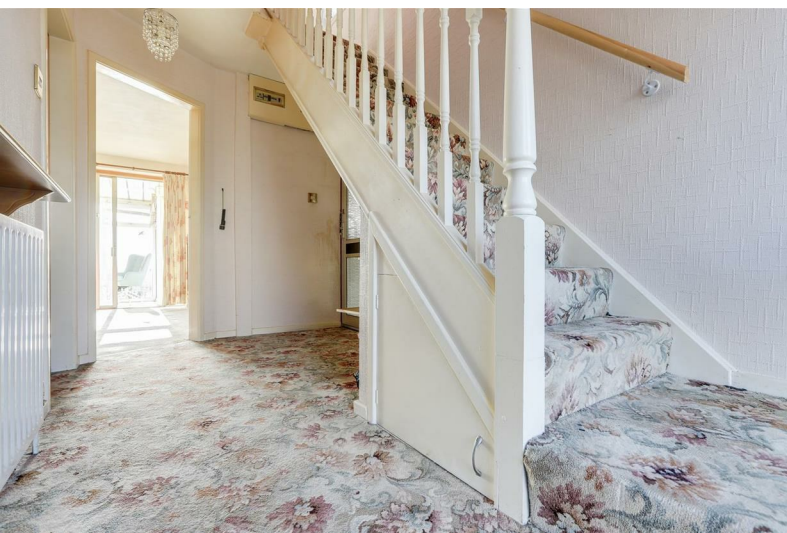


GUIDE PRICE £240,000 - £250,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house offers a wealth of potential, with deceptively spacious living areas that are perfect for someone looking to invest or create their ideal home. The property provides a fantastic canvas to bring your vision to life. Situated within close proximity of a variety of local amenities, including shops, excellent transport links, and great schools. Upon entering the property, you are welcomed by a porch and a spacious entrance hall. The ground floor further boasts an integral garage, a fitted kitchen, a generous living room, and a conservatory that overlooks the rear garden. Upstairs, the first floor features three good-sized bedrooms, as well as a family bathroom with a three-piece suite. There is also access to a boarded loft, offering valuable additional storage or the potential for future development. The front of the property offers a low-maintenance pebbled garden and a driveway, providing off-street parking. At the rear, the garden is complete with a patio area, pergola, a lawn, mature shrubs, an array of plants, and a greenhouse, offering the perfect space for outdoor entertaining or simply enjoying the peaceful surroundings.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen
- Reception Room
- Conservatory
- Three Piece Bathroom Suite
- Driveway & Integral Garage
- Large Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

6'6" x 1'2" (1.99m x 0.36m)
The porch has tile-effect flooring and a UPVC sliding patio door providing access into the accommodation.

Entrance Hall

12'5" x 6'5" (max) (3.81m x 1.98m (max))
The entrance hall has a double-glazed obscure internal window, carpeted flooring and stairs, a radiator, access into the garage and a single aluminium door.

Garage

26'0" x 7'11" (7.95m x 2.42m)
The garage has a UPVC double-glazed window to the rear elevation, lighting, power points, fitted wall units, an up and over garage door and a single UPVC door providing access out to the garden.

Kitchen

10'10" x 8'5" (3.31m x 2.57m)
The kitchen has a range of fitted base and wall units with worktops, a freestanding cooker, a washing machine, an under the counter fridge, a stainless steel sink and a half with a drainer, tile-effect flooring, a radiator, an internal obscure window, partially tiled walls and a UPVC double-glazed window to the front elevation.

Living Room

15'4" x 12'4" (max) (4.69m x 3.76m (max))
The living room has carpeted flooring, a radiator, a feature fireplace with a decorative surround, fitted base and wall units with shelving, a ceiling rose and an aluminium sliding patio door providing access into the conservatory.

Conservatory

11'3" x 7'3" (max) (3.45m x 2.23m (max))
The conservatory has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a polycarbonate roof and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

9'4" x 6'2" (max) (2.87m x 1.89m (max))
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access into boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

12'2" x 8'10" (max) (3.71m x 2.70m (max))
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with drawers, shelving, over the head cupboards and bedside tables, carpeted flooring and a radiator.

Bedroom Two

11'2" x 8'11" (3.42m x 2.72m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes with shelving and over the head cupboards,

Bedroom Three

8'0" x 6'2" (2.44m x 1.89m)
The third bedroom has a UPVC double-glazed window to the rear elevation, a radiator and a wall-mounted boiler.

Bathroom

7'8" x 6'2" (max) (2.35m x 1.90m (max))
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring and walls, a radiator and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a pebbled garden, courtesy lighting and a driveway.

Rear

To the rear is a garden with a patio, a pergola, a lawn, various plants, mature shrubs and a greenhouse.

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 - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 3G & 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

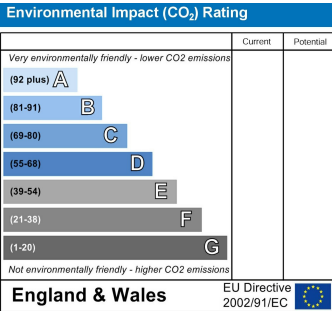
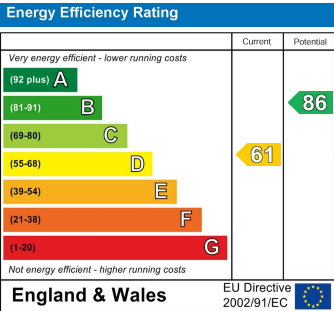
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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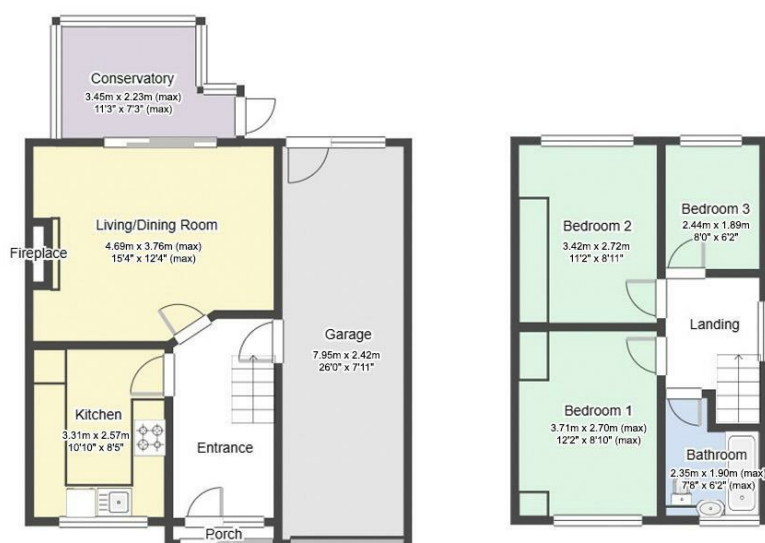
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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