

# HoldenCopley

PREPARE TO BE MOVED

Balfour Road, Stapleford, Nottinghamshire NG9 7GA

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£185,000

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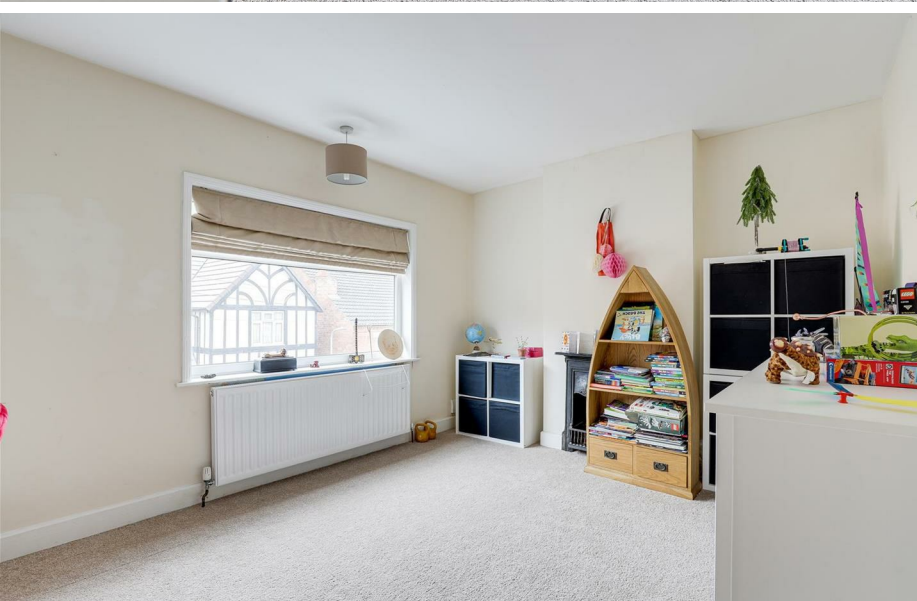
## IDEAL FOR FIRST TIME BUYERS...

This two-bedroom semi-detached house is well-presented and offers deceptively spacious accommodation, making it an ideal purchase for any first-time buyer looking to step onto the property ladder. Situated in a popular location close to local shops, excellent transport links, and great school catchments, the property offers a fantastic blend of comfort and convenience. Internally, the ground floor comprises an entrance hall, a bright and airy living room, a separate dining room, a fitted kitchen with a useful pantry, and a utility room with a W/C. Upstairs, the first floor features two generously sized double bedrooms, a four-piece bathroom suite, and access to a fully boarded loft, providing excellent additional storage space. Outside, there is on-street parking to the front, along with a private rear garden offering a patio area, a lawn, and decking, providing a blank canvas with plenty of potential to create your ideal outdoor space.

## MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen With Pantry
- Ground Floor WC/Utility Room
- Two Reception Rooms
- Four Piece Bathroom Suite
- Private Enclosed Rear Garden
- Popular Location
- Well-Presented Throughout
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11\*1" x 2\*10" (3.38 x 0.87)

The entrance hall has wood-effect flooring, carpeted stairs, panelled walls, a radiator and a single door providing access into the accommodation.

Living Room

11\*9" x 10\*6" (3.60 x 3.21)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in cupboard, a decorative surround with a tiled hearth and built-in mirror and a picture rail.

Dining Room

11\*11" x 11\*9" (3.64 x 3.59)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, built-in cupboards and drawers, an open fireplace with a decorative surround and tiled hearth and a picture rail.

Kitchen

9\*6" x 8\*10" max (2.91 x 2.71 max)

The kitchen has fitted base units with worktops, an integrated oven, a gas hob, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, recessed spotlights, access into the pantry, a UPVC double-glazed window to the side elevation and a single door providing access out to the garden.

WC/Utility Room

7\*0" x 4\*8" (2.14 x 1.44)

The WC/utility room has a low level flush W/C, a pedestal wash basin, a fitted worktop, space and plumbing for a washing machine, a wall-mounted boiler, a radiator and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

11\*11" x 2\*11" (3.65 x 0.90)

The landing has carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master bedroom

15\*2" x 10\*6" (4.64 x 3.22)

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

Bedroom Two

11\*11" x 9\*0" (3.65 x 2.76)

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

Bathroom

8\*11" x 7\*10" (2.72 x 2.41)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially panelled and tiled walls, a radiator, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio, a lawn, slate chippings and decking.

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 - Broxtowe Borough Council - Band C

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.

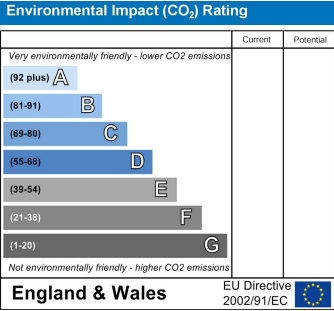
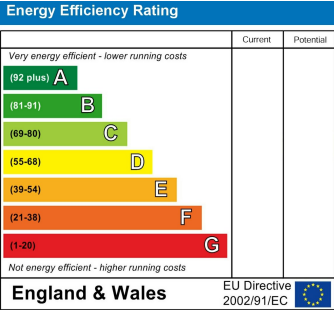
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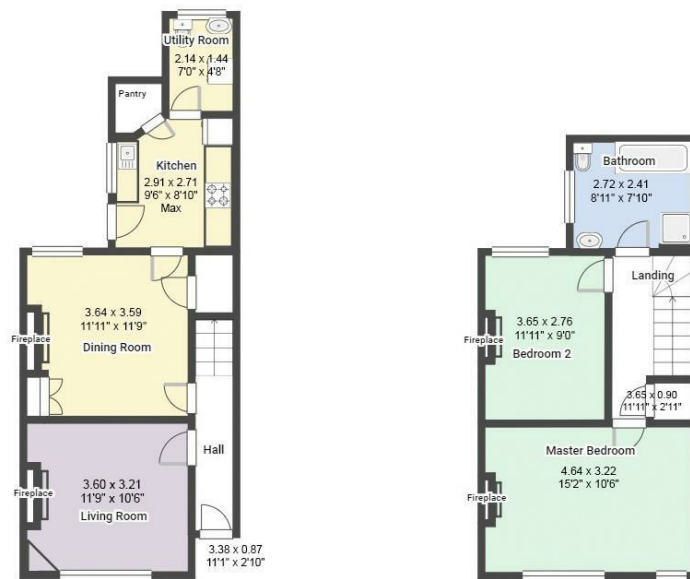
Property Tenure is Freehold

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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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