

HoldenCopley

PREPARE TO BE MOVED

Butt Street, Sandiacre, Nottinghamshire NG10 5JG

£220,000

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WELL PRESENTED THROUGHOUT...

This three-bedroom semi-detached home is beautifully presented throughout and would be the ideal purchase for a variety of buyers, from first-time buyers to growing families or investors alike. Situated in a popular residential location, the property offers excellent access to local amenities, schools, shops, restaurants, and fantastic commuter links including the A52 and M1, making it a perfect choice for those needing to travel frequently. To the ground floor, you are welcomed by a cosy and inviting living room featuring a charming bay window that allows plenty of natural light to flood the space. The spacious dining room seamlessly flows into a galley-style kitchen, making it ideal for both everyday family living and entertaining guests. Completing the ground floor is a well-appointed three-piece bathroom suite. Upstairs, the first floor hosts three double bedrooms, each offering comfortable accommodation with neutral décor, ready to move straight into. Outside, the property stands has a low-maintenance forecourt to the front, while gated side access leads to an enclosed rear garden. This outdoor space offers a paved patio seating area, perfect for enjoying summer evenings, and a well-maintained lawn, ideal for children to play or for keen gardeners to enjoy.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Galley Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- On-Street Parking
- Well Presented Throughout
- Popular Location
- Excellent Transport Links





GROUND FLOOR

Living Room

12'11" x 14'8" (3.96m x 4.48m)

The living room has laminate wood flooring, a radiator, a UPVC double-glazed bay window to the front elevation, and a single composite door providing access to the accommodation.

Dining Room

11'8" x 13'0" (3.56m x 3.97m)

The dining room has laminate wood flooring, a radiator, a UPVC double-glazed window to the rear elevation, and open access to the kitchen.

Kitchen

11'3" x 8'6" (3.43m x 2.61m)

The kitchen features a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan-neck mixer tap and drainer, space and plumbing for a washing machine and dishwasher, and space for an oven. Additional features include partially tiled walls, tiled flooring, a UPVC double-glazed window to the side elevation, and a UPVC door providing side access. Adjacent to the kitchen is a hall with space for a fridge freezer.

Bathroom

7'9" x 8'5" (2.38m x 2.59m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, an L-shaped panelled bath with a mains-fed rainfall shower, a built-in cupboard, a radiator, a dado rail, partially tiled walls, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Master Bedroom

11'9" x 12'11" (3.60m x 3.96m)

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

Bedroom Two

12'0" x 9'10" (3.66m x 3.01m)

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

Bedroom Three

11'2" x 8'6" (3.42m x 2.61m)

The third bedroom carpeted flooring, a radiator, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a low-maintenance forecourt and gated side access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a paved patio seating area, a well-maintained lawn, a gravelled border, an outside tap, external lighting, and a mix of brick wall and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G/5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash 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.

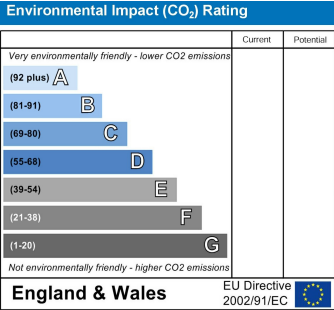
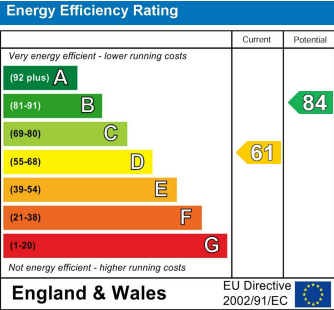
The vendor has advised the following:

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 licence 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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