

HoldenCopley

PREPARE TO BE MOVED

Manville Close, Bramcote, Nottinghamshire NG9 3GN

Guide Price £230,000 - £240,000

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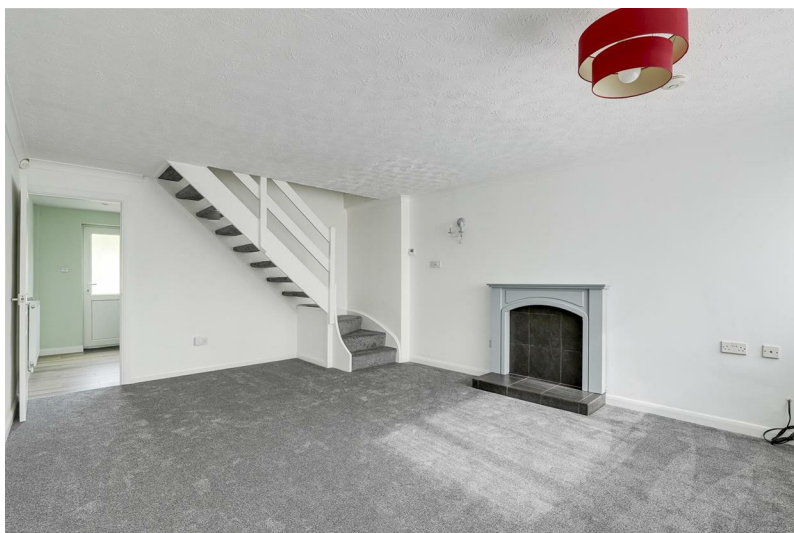


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FULLY RENOVATED & READY TO MOVE STRAIGHT IN...

This two-bedroom semi-detached house has undergone a comprehensive renovation throughout, making it the perfect purchase for first-time buyers, downsizers or investors alike. Finished to a high standard and offered to the market with no upward chain, this home is ready for the new owners to move straight in and enjoy from day one. The property boasts new flooring throughout, a newly fitted kitchen and bathroom, a newly installed boiler with a 10-year guarantee, and new garden fencing – offering both style and peace of mind. To the ground floor, the accommodation comprises a bright entrance porch, a spacious living room, and a sleek modern kitchen diner. Upstairs, there are two generously sized double bedrooms serviced by a contemporary three-piece bathroom suite. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles, access to a detached single garage, and a fully enclosed rear garden – ideal for children or pets – complete with a lawn, patio area, and space for a decked seating area.

A TURN-KEY HOME IN A CONVENIENT LOCATION – EARLY VIEWING IS RECOMMENDED!





- Renovated Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Newly-Fitted Flooring
- New Bathroom Suite
- Well-Maintained Private Garden
- Ample Off-Road Parking
- Garage With New Door
- Security Alarm Fitted





GROUND FLOOR

Entrance Hall

5*5" x 4*6" (1.66m x 1.38m)

The entrance hall has laminate flooring, a radiator, a full height UPVC double-glazed obscure window to the front and side elevation, and a single UPVC door providing access into the accommodation.

Living Room

12*10" x 17*6" (3.93m x 5.34m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, a decorative mantelpiece with tiled inset, and coving to the ceiling.

Kitchen

9*6" x 12*10" (2.91m x 3.92m)

The Howdens kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for an additional appliance, laminate flooring, tiled splashback, a radiator, recessed spotlights, a wall-mounted Worcester combi-boiler, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8*0" x 4*8" (2.45m x 1.44m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

9*7" x 12*11" (2.93m x 3.96m)

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

Bedroom Two

9*0" x 12*11" (2.75m x 3.96m)

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

Bathroom

7*11" x 4*8" (2.42m x 1.44m)

The bathroom has a low level dual flush WC, a vanity unit wash basin with fitted storage, a wall-mounted mirror, an electrical shaving point, a panelled bath with a dual-rainfall shower head and a glass shower screen, laminate flooring, waterproof splashback walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, and access to the garage towards the rear.

Garage

8*3" x 17*7" (2.52m x 5.37m)

The garage has power points, lighting, a window to the rear elevation, a single door providing side access, and a newly-fitted up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private and enclosed garden featuring a patio area, a well-maintained lawn, an outdoor tap, external lighting, and space to add a decked seating area – all enclosed by recently installed panelled fencing for added privacy.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media, CityFibre
Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
Phone Signal – Good 4G / 5G coverage
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 - Low risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

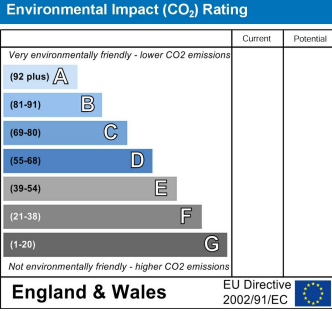
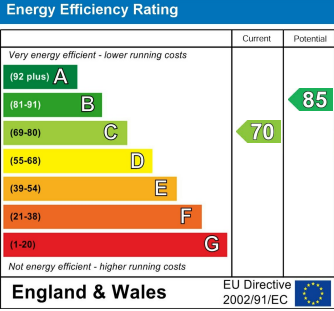
Council Tax Band Rating - Broxtowe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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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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