

# HoldenCopley

PREPARE TO BE MOVED

Littlegreen Road, Woodthorpe, Nottinghamshire NG5 4LE

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Asking Price £270,000

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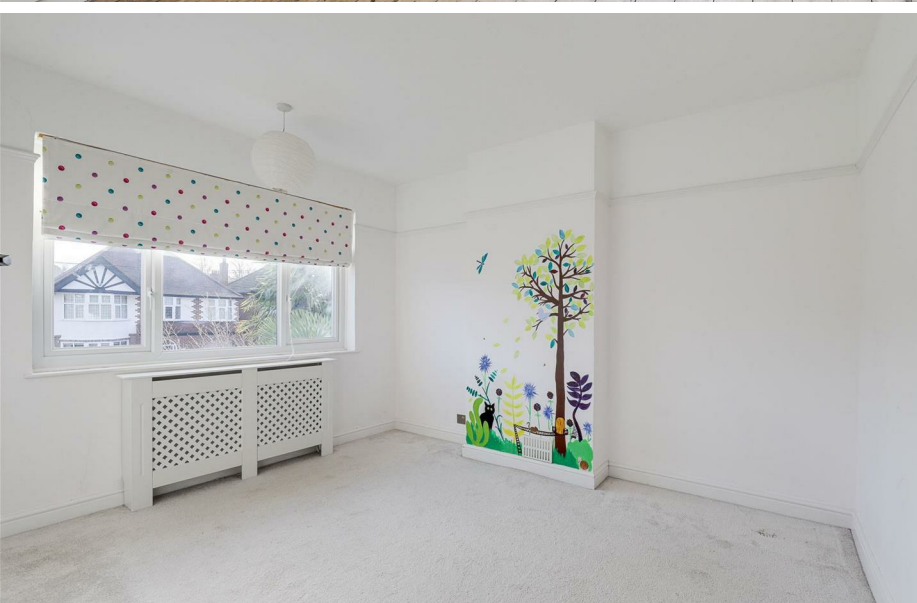


## NO UPWARD CHAIN...

This three bedroom semi-detached house would be the perfect purchase for a range of buyers as the property boasts spacious accommodation both inside and out whilst being sold to the market with no upward chain, ready for you to drop your bags and move straight into. This property is situated in a sought-after residential location within reach of various local amenities and facilities both Arnold and Mapperley has to offer, excellent school catchment, local parks and easy access into the City Centre. To the ground floor is a porch and an entrance hall, two reception rooms and a modern fitted kitchen. The first floor offers two double bedrooms and a single bedroom serviced by a three-piece bathroom suite. Outside to the front of the property is a driveway with access into a single garage and to the rear is a private enclosed, well-maintained garden.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Well-Maintained Garden
- Driveway & Single Garage
- Popular Location
- Great School Catchment
- Sold As Seen





## GROUND FLOOR

### Porch

The porch has tile-effect flooring and double UPVC door providing access into the accommodation

### Entrance Hall

13'3" x 7'5" (4.04m x 2.28m)

The entrance hall has parquet flooring, carpeted stairs, a UPVC double-glazed obscure window to the side elevation, a picture rail, a radiator and a single wooden door with a glass insert via the porch

### Dining Room

11'10" x 10'10" (3.63m x 3.31m)

The dining room has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a radiator, a picture rail and a feature fireplace with a decorative surround

### Living Room

10'10" x 15'3" (3.31m x 4.65m)

The living room has a UPVC double-glazed bay window to the rear elevation, carpeted flooring, a picture rail, a radiator and a TV point

### Kitchen

7'10" x 13'7" (2.39m x 4.15m)

The kitchen has a range of fitted base units with wood-effect worktops, an inverted sink with a swan neck mixer tap, an integrated double oven, an electric hob with an extractor fan and splashback, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, a single-glazed obscure window to the side elevation, a further UPVC double-glazed window to the side and rear elevation and a single wooden door with glass inserts providing access to the rear garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a single-glazed obscure window to the side elevation and provides access to the first floor accommodation

### Bedroom One

14'8" x 10'11" (4.49m x 3.35m)

The first bedroom has a UPVC double-glazed bay window to the rear elevation, exposed wooden flooring, a radiator and a fitted floor to ceiling triple wardrobe

### Bedroom Two

7'7" x 11'11" (2.33m x 3.64m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a picture rail and a radiator

### Bedroom Three

7'7" x 7'5" (2.33m x 2.27m)

The third bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring and a radiator

### Bathroom

9'4" x 7'4" (2.87m x 2.24m)

The bathroom has a low level flush W/C, a vanity unit wash basin with fitted storage, a walk-in shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, a radiator, recessed spotlights, an extractor fan, access to the loft and two obscure windows to the side and rear elevation

## OUTSIDE

### Front

To the front of the property is a lawned garden with a driveway and access into the single garage

### Garage

The garage has an up and over door

### Rear

To the rear of the property is a private enclosed garden with a lawn, a range of mature plants and shrubs, a single door into the garage, fence panelling and hedged borders

## DISCLAIMER

Council Tax Band Rating - Gedling 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.

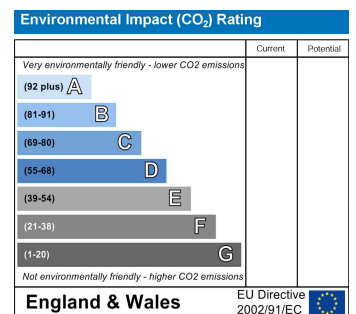
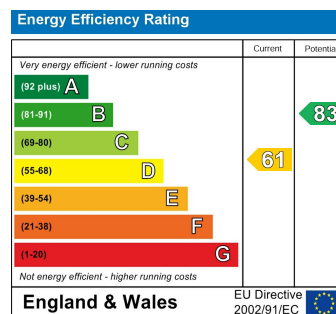
The vendor has advised the following:

Property Tenure is Freehold

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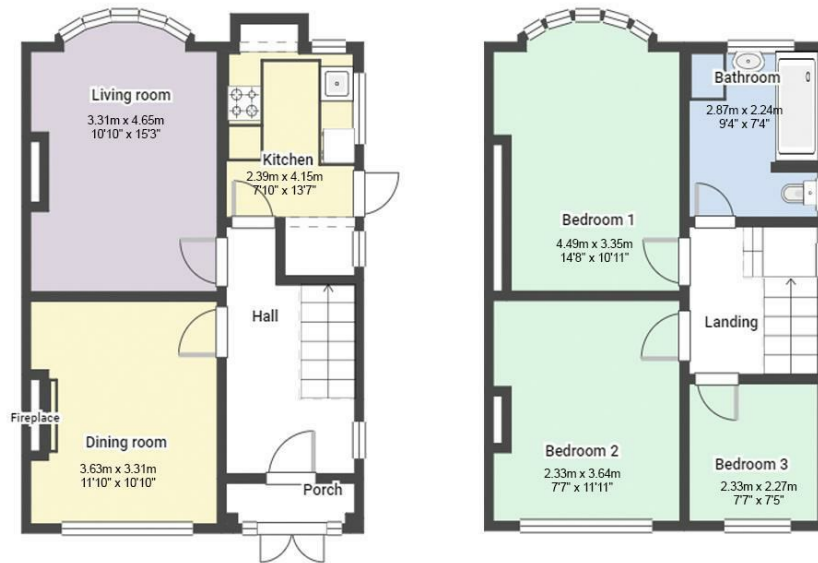
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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