

# HoldenCopley

PREPARE TO BE MOVED

Pateley Road, Woodthorpe, Nottinghamshire NG3 5QF

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**Guide Price £280,000**



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GUIDE PRICE - £280,000 - £290,000

NO UPWARD CHAIN...

Welcome to this three-bedroom detached house, a blank canvas awaiting your personal touch! Set in a highly sought-after location, this property is a perfect opportunity for those looking to customise their dream home. The ground floor boasts a welcoming entrance hall leading to a bay-fronted dining room, perfect for entertaining and an inviting living room bathed in natural light. The generously sized kitchen offers ample possibilities for a modern culinary haven. Upstairs, discover three bedrooms and a three-piece bathroom suite. Outside, a driveway and garage provide convenient parking options, while the private enclosed garden beckons for outdoor relaxation. Nestled in the sought-after Woodthorpe locale, it offers seamless access to local amenities, vibrant shopping districts in Mapperley, Arnold and Sherwood, excellent schools and convenient transport links to the City Centre. What sets this property apart is the absence of an upward chain, allowing for a smooth and efficient transition to your new abode.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Porch

The porch has UPVC double French doors providing access into the accommodation

### Entrance Hall

The entrance hall has carpeted flooring, an under-stair storage cupboard, an open access storage cupboard, a radiator and a window to the side elevation

### Dining Room

12'2" into bay x 10'5" (3.72m into bay x 3.18m)

The dining room has carpeted flooring, a radiator, coving to the ceiling and a bay window to the front elevation

### Living Room

13'4" into bay x 10'5" (4.08m into bay x 3.18m)

The living room has carpeted flooring, a fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, coving to the ceiling and a bay window to the rear elevation

### Kitchen

15'3" x 6'5" (4.67m x 1.96m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with two drainers, space for a fridge, space for a dining table, a wall-mounted boiler, a radiator, tiled walls, two windows to the side and rear elevations and a single door providing access to the rear garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a window to the side elevation and provides access to the loft and first floor accommodation

### Bedroom One

12'4" into bay x 10'5" (3.76m into bay x 3.18m)

The main bedroom has carpeted flooring, a radiator and a bay window to the front elevation

### Bedroom Two

11'11" into bay x 10'5" (3.65m into bay x 3.18m)

The second bedroom has carpeted flooring, a radiator and a window to the rear elevation

### Bedroom Three

6'9" x 6'6" (2.08m x 1.99m)

The third bedroom has carpeted flooring and a window to the front elevation

### Bathroom

8'0" x 6'5" (2.45m x 1.98m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled walls and two obscure windows to the side and rear elevations

## OUTSIDE

### Front

To the front of the property is a lawn, a range of plants and shrubs and a driveway with access to the garage providing ample off-road parking

### Rear

To the rear of the property is a private enclosed garden with a stone paved area and pathway, a lawn, a range of plants and shrubs, a shed and bush boundaries

## ADDITIONAL INFORMATION

Council Tax: Approx. £180

The property is connected to the mains water supply. Water Rates: £Meter.

The property is connected to the mains gas supply. Gas: £Meter.

The property is connected to the mains electricity supply. Electric: £Meter.

The property doesn't have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

## 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.

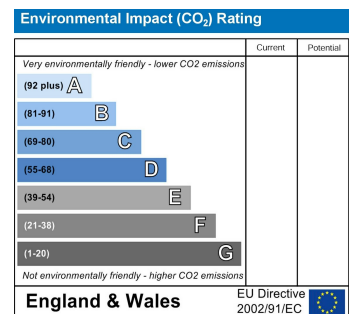
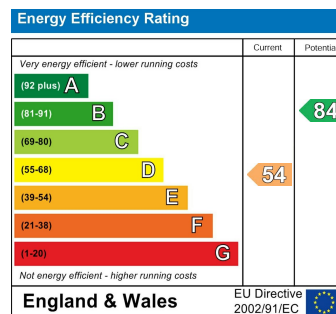
The vendor has advised the following:

Property Tenure is Freehold

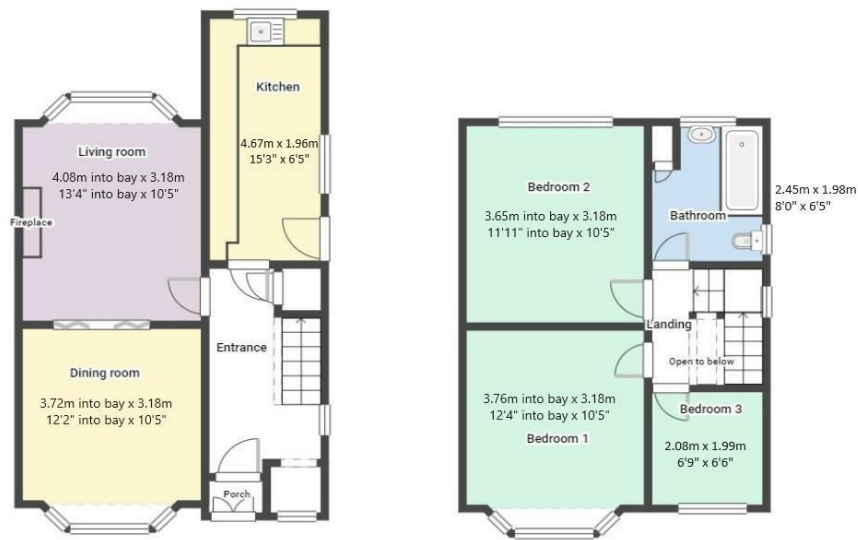
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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.







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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