

HoldenCopley

PREPARE TO BE MOVED

Worcester Road, Woodthorpe, Nottinghamshire NG5 4HY

£250,000

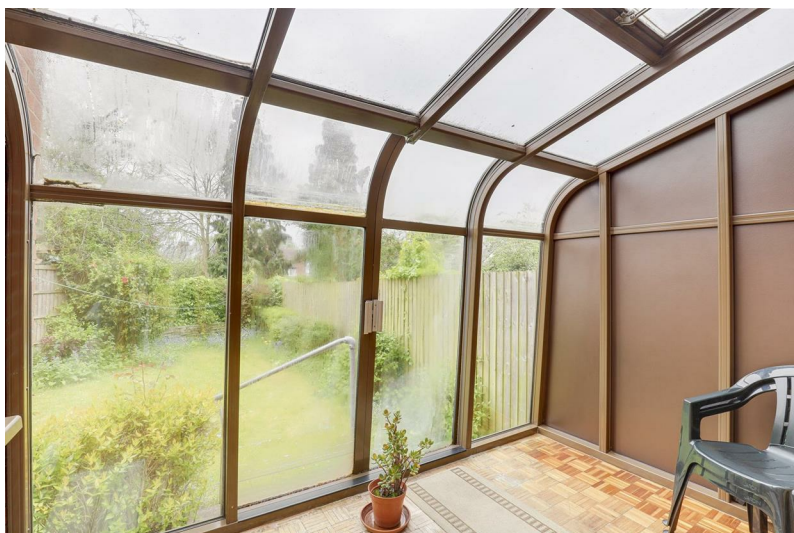
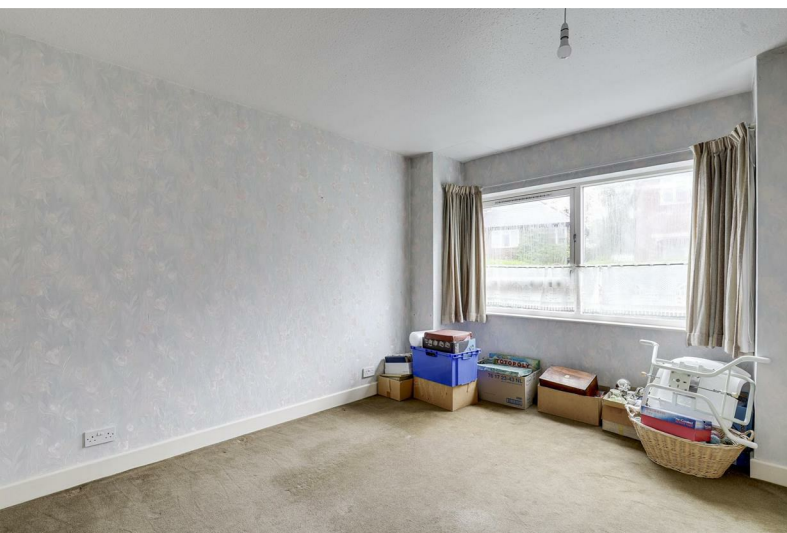
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NO UPWARD CHAIN...

Located in the heart of Woodthorpe, this semi-detached house offers a prime location with easy access to shops, schools, parks, and other amenities. There are excellent transport links to the nearby areas of Arnold, Mapperley and Sherwood, as well as to both Nottingham and Mansfield city centres. This property is ideal for those seeking a project to craft their dream home. Step through the porch and spacious entrance hall into a place brimming with potential. The ground floor has a dining room to the front, and at the rear a fitted kitchen and a living room with patio doors leading to the conservatory and rear garden. On the first floor there are three bedrooms with built-in wardrobes, a two-piece bathroom suite, and a separate W/C. Outside, at the front of the property there is a small garden with a short driveway leading to the large garage equipped with lighting, workbench, electrics, and storage. At the back of the garage, there is an additional storeroom. The enclosed rear garden has a lawn with planted borders.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Large Garage / Workshop
- Enclosed Rear Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

The porch has vinyl flooring, a wall-mounted key safe, a wall-mounted light fitment, a single glazed window to the front elevation, and patio doors opening out to the front garden.

Entrance Hall

14'4" x 7'0" (4.39m x 2.14m)

The entrance hall has carpeted flooring, a wall-mounted heater, an understairs cupboard, a single glazed obscure window to the front elevation, and a single door providing access into the accommodation.

Dining Room

12'5" x 10'2" (3.80m x 3.12m)

The dining room has a double glazed bay window to the front elevation, a wall-mounted heater, and carpeted flooring.

Living Room

12'6" x 10'7" (3.82m x 3.23m)

The living room has carpeted flooring, a TV point, feature fireplace with a tiled hearth, a wall-mounted heater, and double patio doors opening into the conservatory.

Conservatory

9'8" x 5'8" (2.95m x 1.74m)

The conservatory has Parquet flooring, double glazed windows and roof, a wall-mounted light fitment, a wall-mounted heater, and sliding patio doors opening out to the rear garden.

Kitchen

14'3" x 6'10" (4.36m x 2.10m)

The kitchen has a range of German fitted base and wall units with worktops, a stainless steel double sink and half with a mixer tap, an integrated double AEG oven, ceramic hob and extractor fan, an integrated fridge, a wall mounted heater, tiled splashback, vinyl flooring, two double glazed window to the side and rear elevation, and a composite door to the rear garden.

FIRST FLOOR

Landing

The landing has a single glazed window to the side elevation, a wall-mounted heater, carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'6" x 9'5" (3.83m x 2.88m)

The first bedroom has a single glazed window to the rear elevation, a wall-mounted heater, a range of fitted wardrobes, a dressing table and a head board, and carpeted flooring.

Bedroom Two

10'7" x 9'5" (3.25m x 2.88m)

The second bedroom has a single glazed window to the front elevation, a wall-mounted heater, a range of fitted wardrobes, and a dressing table, and carpeted flooring.

Bedroom Three

7'11" x 7'0" (2.42m x 2.14m)

The third bedroom has a single glazed window to the front elevation, a wall-mounted heater, a range of fitted wardrobes, and carpeted flooring.

Bathroom

7'1" x 5'2" (2.16m x 1.60m)

The bathroom has a single glazed obscure window to the rear elevation, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, a built-in airing cupboard, a wall-mounted fan heater, partially tiled walls, and vinyl flooring.

W/C

This space has a single glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small garden, and a short driveway to the garage.

Garage

16'9" x 10'8" (5.13m x 3.26m)

The garage has a window to the side elevation, a single door to the rear of the garage, electrics, lighting, ample storage, and an up-and-over door to the driveway.

Rear

To the rear of the property is an enclosed garden with a lawn, planted borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 10000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

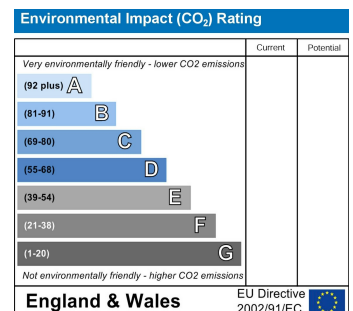
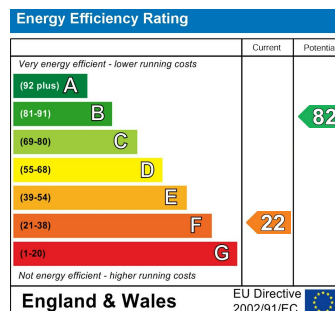
The vendor has advised the following:

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.

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk