

# HoldenCopley

PREPARE TO BE MOVED

Chandos Street, Netherfield, Nottingham NG4 2LS

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£220,000



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## SEMI DETACHED HOUSE...

We are delighted to present this exceptionally well-presented semi-detached house, ideally situated close to local shops, schools, and numerous amenities. Perfect for a variety of buyers, this property offers the convenience of being within walking distance of Ley Street Playing Field and benefits from excellent transport links, ensuring easy access to surrounding areas. Upon entering the property, you are greeted by a spacious hallway that features a convenient W/C, ideal for guests and family alike. The ground floor boasts a generous living room, beautifully adorned with a bay window that allows plenty of natural light to illuminate the space. This living area flows seamlessly into the dining room, which is highlighted by a charming feature fireplace, creating a warm and inviting atmosphere for family meals and entertaining. The fitted kitchen provides direct access to the well maintained rear garden, making outdoor dining and relaxation easily accessible. The first floor of the house comprises two generous double bedrooms, both offering ample space for furnishings and storage. Additionally, there is a smaller third bedroom that is perfect for a child's room or a study, catering to the needs of a growing family or those working from home. A four-piece bathroom suite, complete with contemporary fittings and fixtures, adds a touch of luxury to this floor. Outside, the front of the property features a small garden with courtesy lighting, enhancing the curb appeal and providing a welcoming entrance. The rear garden is an enclosed haven, offering a patio area for outdoor dining, a well-maintained lawn, and a variety of established shrubs and bushes. A planted border adds colour and charm, while two sheds provide additional storage space. The garden is enclosed by a fence panelled boundary, ensuring privacy and security for outdoor activities.

MUST BE VIEWED







- Victorian Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Enclosed Rear Garden
- Well-Presented Thought
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Hallway

12'9" x 3'2" (3.90 x 0.98)

The hallway has carpeted flooring, a dado rail, a radiator, recessed spotlights, a decorative arch to the ceiling, coving to the ceiling, and a UPVC door providing access into the accommodation.

### Living Room

14'10" x 12'2" (4.54 x 3.73)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, a feature fireplace with a decorative surround, a dado rail, coving to the ceiling, and carpeted flooring.

### Dining Room

13'7" x 12'7" (4.16 x 3.85)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, a feature fireplace with a decorative surround, a dado rail, coving to the ceiling, and wood-effect flooring.

### W/C

6'2" x 2'9" (1.89 x 0.84)

This space has a low level flush W/C, a wall-mounted wash basin, floor-to-ceiling tiling, and tiled flooring

### Kitchen

14'7" x 9'0" (4.45 x 2.75)

The 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, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, a UPVC door to the side elevation, and a UPVC door opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a dado rail, an in-built cupboard, recessed spotlights, and access to the first floor accommodation.

### Master Bedroom

15'11" x 12'0" (4.86 x 3.66)

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

### Bedroom Two

13'7" x 9'11" (4.16 x 3.04)

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

### Bedroom Three

8'3" x 5'11" (2.54 x 1.82)

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

### Bathroom

9'1" x 5'10" (2.78 x 1.80)

The bathroom room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with central taps, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a small garden with courtesy lighting, and access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, various established shrubs and bushes, a planted border, two sheds, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

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.

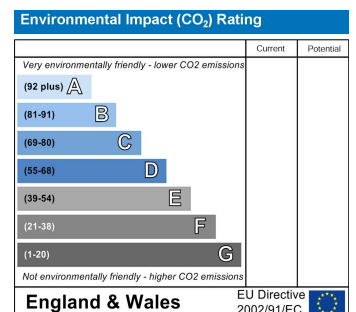
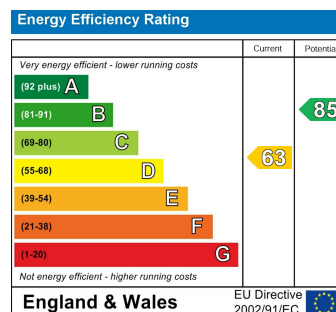
The vendor has advised the following:

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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**0115 7734300**

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk