

# HoldenCopley

PREPARE TO BE MOVED

Limmen Gardens, St. Anns, Nottinghamshire NG3 2PE

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**Guide Price £240,000**



Limmen Gardens, St. Anns, Nottinghamshire NG3 2QE





GUIDE PRICE - £240,000 - £250,000

WELL-PRESENTED THROUGHOUT...

This exceptionally well-presented three-bedroom semi-detached home offers a blend of modern comfort and stylish design, perfect for contemporary living. Situated in a convenient location close to the City Centre, it provides easy access to various local amenities, excellent transport links, and good schools. The ground floor welcomes you with an inviting entrance hall leading to a modern, fitted kitchen diner, a convenient W/C, and a spacious living room. The living room features double French doors that open out to a beautifully maintained, private rear garden, perfect for outdoor relaxation. Upstairs, the first floor boasts three well-appointed bedrooms, including a master bedroom with its own en-suite, and a family bathroom suite. The property is further enhanced by a front driveway, offering ample parking.

MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Ground Floor W/C
- Two Bathrooms
- Private Garden With Patio Area
- Driveway
- Close To City Centre
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

7'8" x 4'0" (2.34m x 1.22m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, and a composite door providing access into the accommodation.

### Kitchen

12'1" x 11'5" (3.69m x 3.49m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine and a slimline dishwasher, vinyl flooring, tiled splashback, a radiator, and a UPVC double-glazed window to the front elevation.

### Hall

6'3" x 3'4" (1.93m x 1.02m)

The hall has vinyl flooring, and an in-built cupboard.

### W/C

4'11" x 3'4" (1.50m x 1.02m)

This space has a low level dual flush W/C, a wash basin, a radiator, vinyl flooring, tiled splashback, and an extractor fan.

### Living Room

14'9" x 11'7" (4.50m x 3.55m)

The living room has carpeted flooring, a radiator, a TV point, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

5'6" x 8'5" (1.70m x 2.57m)

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

### Master Bedroom

12'0" x 11'1" (3.66m x 3.38m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and access to the en-suite.

### En-Suite

8'1" x 4'10" (2.47m x 1.48m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, a radiator, a chrome towel rail, vinyl flooring, tiled splashback, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

10'7" x 8'6" (3.23m x 2.60m)

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

### Bedroom Three

7'7" x 5'10" (2.32m x 1.79m)

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

### Bathroom

8'6" x 5'4" (2.60m x 1.65m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower, partially tiled walls, vinyl flooring, a heated towel rail, and an extractor fan.

## OUTSIDE

### Front

To the front of the property is a patio pathway, a lawn, and a driveway, along with gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with patio areas, a lawn, an outdoor tap, courtesy lighting, an external power socket, various plants, a shed, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach  
 Broadband Speed - Ultrafast - 1000 Mbps (download) 220 Mbps (upload)  
 Phone Signal – Mostly 4G / 5G  
 Electricity – Mains Supply  
 Water – Mains Supply  
 Heating – Gas Central Heating – Connected to Mains Supply  
 Septic Tank – No  
 Sewage – Mains Supply  
 Flood Risk Area - Very low risk  
 Non-Standard Construction – No  
 Any Legal Restrictions – No  
 Other Material Issues – No

## DISCLAIMER

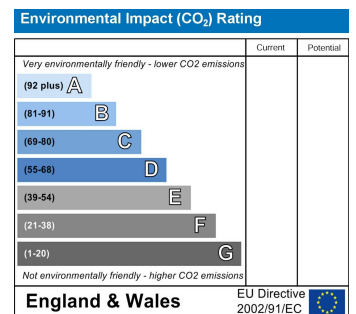
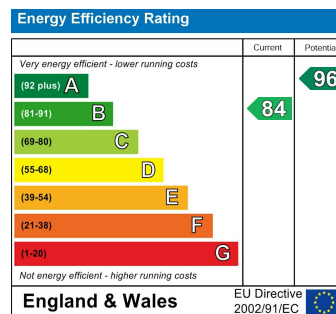
Council Tax Band Rating - Nottingham City Council - Band A  
 This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
 Property Tenure is Freehold

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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

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