

HoldenCopley

PREPARE TO BE MOVED

Flewitt Gardens, St Anns, Nottinghamshire NG3 2GP

Guide Price £240,000 - £260,000

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IDEAL FOR FIRST-TIME BUYERS IN A CONVENIENT LOCATION...

This well-presented three-bedroom semi-detached house is perfect for first-time buyers, offering a comfortable and modern living space. Situated close to a variety of local amenities, including shops, schools, and excellent transport links to Nottingham City Centre. The ground floor welcomes you with an entrance hall leading to a bright and spacious reception room, filled with natural light from the windows and double French doors that open onto the rear garden. A modern kitchen diner provides the perfect space for cooking and family meals, while a convenient ground-floor W/C adds to the practicality of the home. Upstairs, the property boasts two double bedrooms, a versatile single bedroom, and a three-piece bathroom suite. Externally, the front of the property features a driveway for off-road parking and a well-maintained lawn. To the rear, an enclosed garden offers a lovely outdoor space with a lawn and a patio seating area, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway
- Ideal For First-Time Buyers
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation.

W/C

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'9" x 10'5" (4.81m x 3.18m)

The living room has carpeted flooring, a radiator, two UPVC double-glazed windows to the front and rear elevations and double French doors opening out to the rear garden.

Kitchen

16'2" max x 13'7" max (4.94m max x 4.15m max)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven & gas hob, space and plumbing for a washing machine, an in-built storage cupboard, a radiator, vinyl flooring and two UPVC double-glazed windows to the front and rear elevations.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, access to the first-floor accommodation and access to the loft.

Master Bedroom

16'0" max x 12'11" max (4.88m max x 3.96m max)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and double French doors opening out to the Juliet balcony.

Bedroom Two

13'9" max x 11'3" (4.20m max x 3.44m)

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Three

7'5" x 6'5" (2.28m x 1.98m)

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

Bathroom

8'3" x 5'6" (2.52m x 1.70m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, an extractor fan, partially tiled walls and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden, courtesy lighting, a lawn and shrubs.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a shed, courtesy lighting, a range of plants and shrubs and fence panelling boundaries.

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

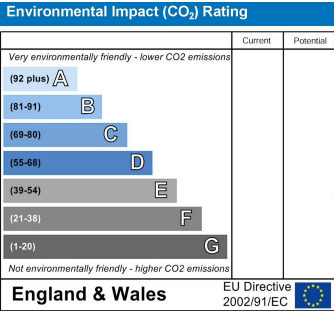
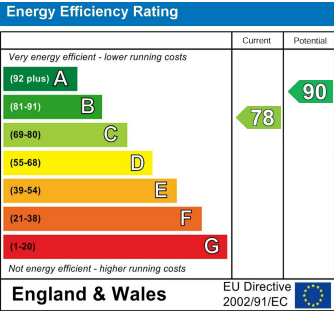
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

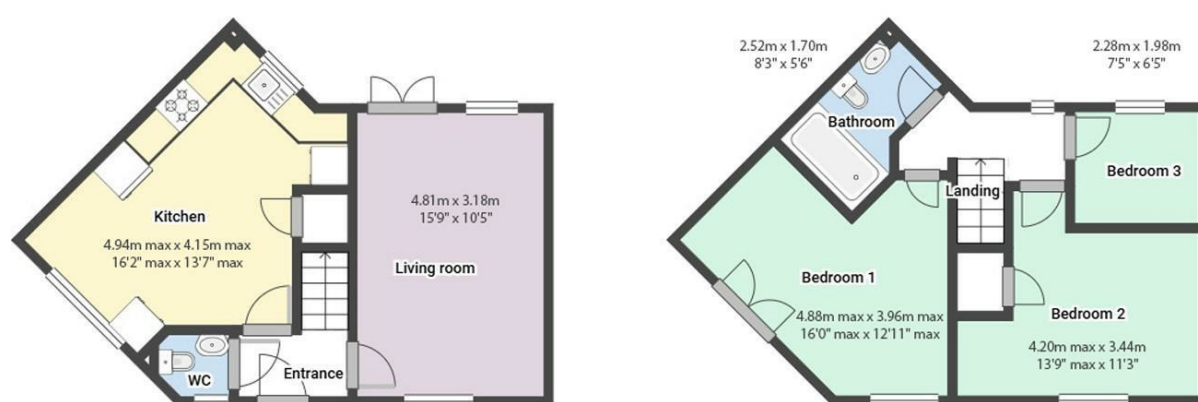
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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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