

HoldenCopley

PREPARE TO BE MOVED

Selborne Gardens, St Ann's, Nottinghamshire NG3 2GR

Guide Price £215,000 - £260,000

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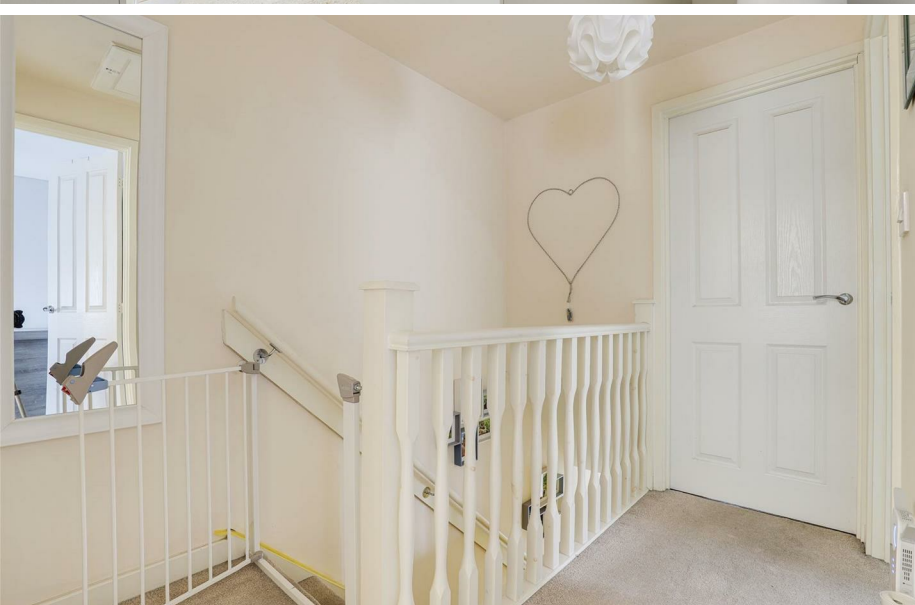
GUIDE PRICE £215,000 - £230,000

SEMI DETACHED HOUSE...

This three-bedroom semi-detached home offers a fantastic opportunity for first-time buyers and families looking for a spacious and well-maintained property. With a modern interior and a thoughtfully designed layout, this home provides both comfort and convenience in a desirable location. Upon entering, you are greeted by a bright and welcoming hallway, which provides access to a ground-floor W/C. The fitted kitchen is stylish and functional, featuring modern cabinetry and ample storage space. It seamlessly flows into the spacious living room, creating an open and inviting atmosphere. Natural light floods the room through the double French doors, which open onto the rear garden, offering the perfect space for entertaining or simply enjoying the view of the outdoor area. The first floor boasts three bedrooms, each offering comfortable living space. The main family bathroom is fitted with a contemporary three-piece suite. Externally, the property is equally as impressive. The front garden features a gravelled area with well-maintained plants and bushes, adding a touch of greenery to the frontage. A block-paved driveway provides off-road parking, while a gated side entrance leads to the rear garden. The enclosed rear garden is a wonderful outdoor space, featuring a porcelain slabbed patio area ideal for outdoor dining, a well-kept lawn, and a secure fence-panelled boundary, offering both privacy and safety.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hall

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

W/C

2'11" x 4'10" (0.91m x 1.48m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splash back, and vinyl flooring.

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8'1" x 13'5" (2.48m x 4.09m)

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, a radiator, tiled splash back, wood-effect flooring, a UPVC double glazed window to the front elevation, and open access into the living room.

Living Room

12'4" x 14'8" (3.78m x 4.48m)

The living room has wood-effect flooring, a TV point, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'0" x 8'6" (1.85m x 2.61m)

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

Bedroom One

9'8" x 12'5" (2.95m x 3.80m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe with sliding doors, an in-built cupboard, and carpeted flooring.

Bedroom Two

8'3" x 9'11" (2.53m x 3.04m)

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

Bedroom Three

6'9" x 6'1" (2.06m x 1.87m)

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

Bathroom

8'4" x 5'4" (2.56m x 1.64m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area with planted bushes and plants, courtesy lighting, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area with Porcelain slabs, a lawn, 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 1800Mbps and Upload Speed 220Mbps

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

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 - 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:

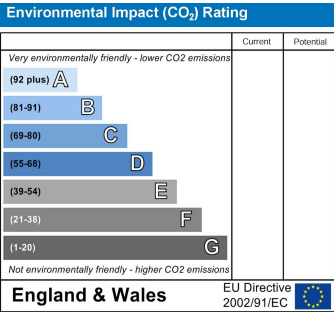
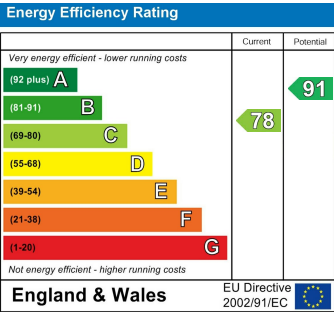
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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