

# HoldenCopley

PREPARE TO BE MOVED

Brockenhurst Gardens, Nottingham, Nottinghamshire NG3 2HT

---

Guide Price £140,000 - £150,000



Brockenhurst Gardens, Nottingham, Nottinghamshire NG3 2HT





GUIDE PRICE £140,000 - £150,000

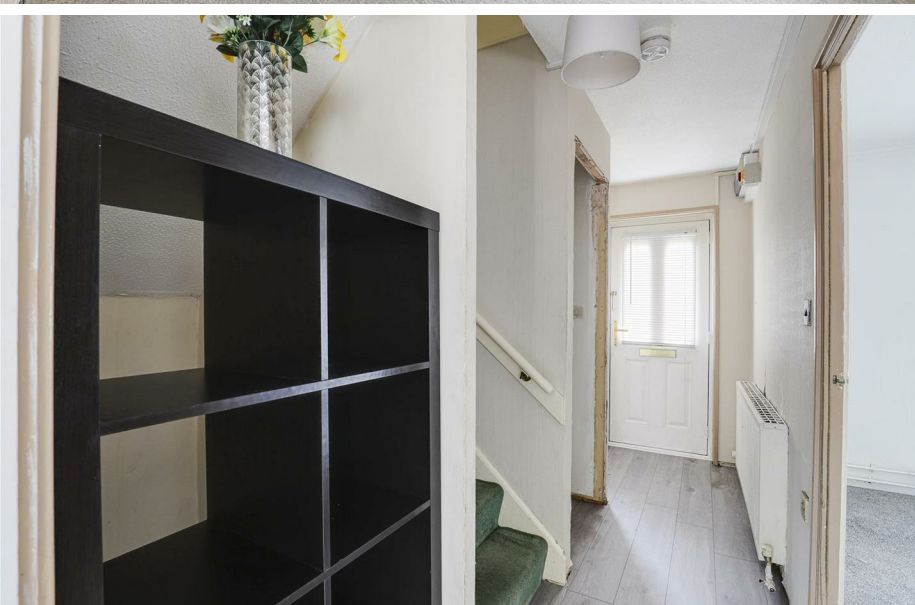
NO UPWARD CHAIN...

This terraced house presents a fantastic opportunity for both first-time buyers and families seeking a spacious, well-located home. Situated in a popular area with excellent transport links to the city. Upon entering, you're greeted by an entrance hall that provides access to a convenient ground floor W/C, adding a practical touch for busy households. The living room is a cosy and inviting space, featuring a charming fireplace. Adjacent to the living room, the spacious kitchen-diner with ample room for family meals, entertaining, or social gatherings, offering both functionality and style. Moving to the first floor, the property includes two generously sized double bedrooms, each offering ample storage space and natural light, creating comfortable spaces for rest and relaxation. Additionally, a third bedroom is ideal for use as a home office, nursery, or child's room, catering to a range of needs. The floor is complete with a contemporary three-piece bathroom suite, providing everything you need for comfort and convenience. Outside, the property offers front and rear gardens. At the front, a lawn is bordered by established plants, shrubs, and bushes. The rear garden is designed with low maintenance in mind and provides a fully enclosed, secure space with fence-panel boundaries. An outbuilding offers additional storage, and gated access provides convenience.

MUST BE VIEWED







- Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed Rear Garden
- Solar Panels
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, an open in-built cupboard, a radiator, and a door providing access into the accommodation.

W/C

5'10" x 3'8" (1.78m x 1.12m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a counter-top wash basin, and wood-effect flooring.

Living Room

12'8" x 11'6" (3.87m x 3.51m)

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

Kitchen Diner

21'6" x 8'6" (6.57m x 2.60m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, a tiled splashback, wood-effect flooring, two UPVC double glazed window to the rear elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, two cupboards, and access to the first floor accommodation.

Bedroom One

11'6" x 11'5" (3.52m x 3.49m)

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

Bedroom Two

11'5" x 11'0" (3.49m x 3.36m)

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

Bedroom Three

9'10" x 7'2" (3.01m x 2.20m)

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

Bathroom

6'6" x 5'6" (1.99m x 1.68m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a wall-mounted electric shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders with established plants, scrubs and bushes, and access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with access to an outbuilding, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – District heating system

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

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 – Yes

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.

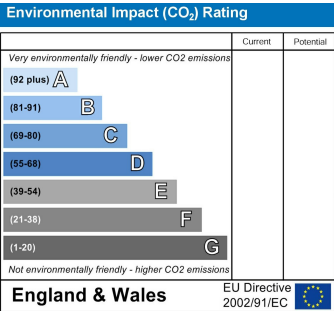
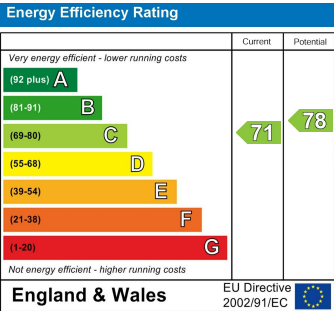
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





# Brockenhurst Gardens, Nottingham, Nottinghamshire NG3 2HT



## 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.  
© HoldenCopley

## 0115 7734300

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

[mapperleyoffice@holdencopley.co.uk](mailto:mapperleyoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.