

HoldenCopley

PREPARE TO BE MOVED

Breckhill Road, Woodthorpe, Nottinghamshire NG5 4GP

Guide Price £235,000 - £245,000

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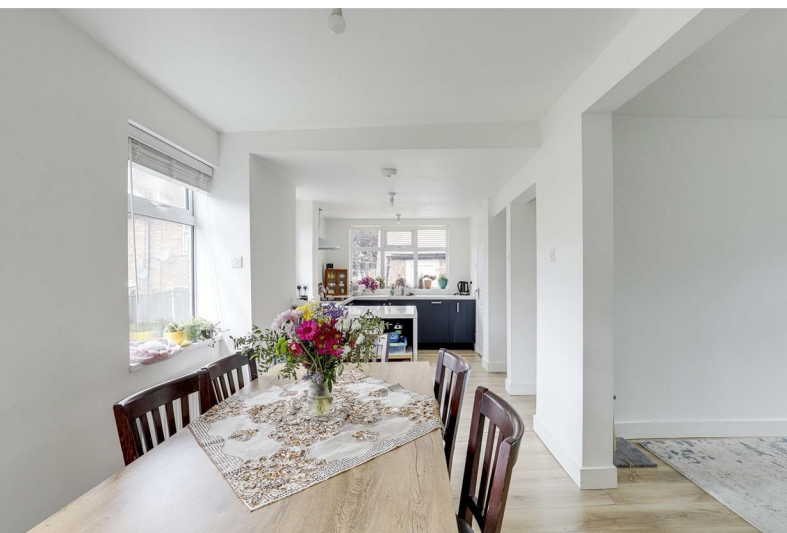


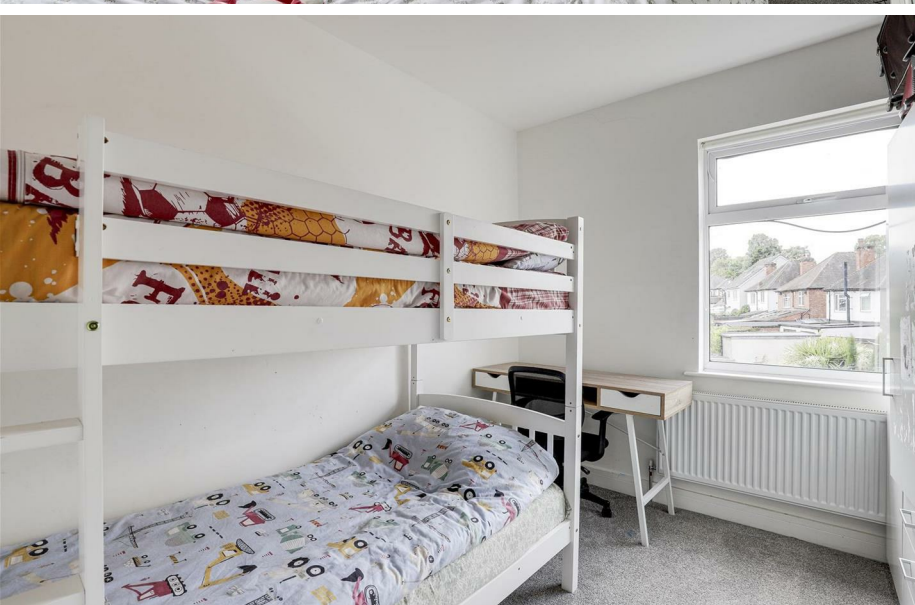
GUIDE PRICE £235,000 - £245,000

NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached home is perfect for a variety of buyers and is offered to the market with no upward chain. Situated in a sought-after location, it benefits from close proximity to local shops, well-regarded schools, and excellent transport links. Upon entering the property, you're welcomed by an entrance hall featuring in-built storage. The ground floor boasts a spacious reception room with open access to a modern kitchen/diner. The kitchen is well-equipped with integrated appliances, a breakfast bar, and ample space for a dining area – ideal for both everyday living and entertaining. A separate utility room provides added practicality. Upstairs, the property offers two generous double bedrooms, a comfortable single bedroom, and a three-piece family bathroom. Externally, the front of the property features a gravelled courtyard, a detached garage, and an off-road parking space. To the rear there is a private low-maintenance garden complete with a useful brick-built outhouse.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Kitchen Diner
- Utility Room
- Three-Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- Popular Location
- No Upward Chain





GROUND FLOOR

Porch

6'5" x 1'8" (1.98m x 0.51m)

The porch has vinyl flooring, UPVC double-glazed obscure windows to the front elevation, and a double French doors providing access out to the front garden.

Entrance Hall

11'9" x 6'1" (3.59m x 1.86m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, a inner UPVC double-glazed obscure window, and a UPVC door providing access into the accommodation.

Living Room

11'10" x 10'6" (3.61m x 3.21m)

The living room has wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation, and open access into the kitchen diner.

Kitchen Diner

23'7" x 7'6" (7.20m x 2.31m)

The kitchen has fitted base units with worktops, a stainless steel sink and mixer tap, an integrated oven with an induction hob and extractor fan, an integrated dishwasher, space for a fridge freezer, space for a dining table, two radiators, wood-effect flooring, and UPVC double-glazed windows to the side and rear elevation.

Side Porch

5'6" x 2'11" (1.69m x 0.91m)

The side porch has vinyl flooring, and a UPVC door providing side access.

Utility Room

5'6" x 2'4" (1.69m x 0.72m)

The utility room has vinyl flooring, space an plumbing for a dishwasher, a wall-mounted Baxi boiler, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'11" x 7'0" (2.74m x 2.15m)

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

Master Bedroom

10'10" x 9'10" (3.32m x 3.00m)

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

Bedroom Two

10'1" x 8'2" (3.08m x 2.49m)

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

Bedroom Three

9'0" x 7'1" (2.75m x 2.17m)

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

Bathroom

6'0" x 5'3" (1.84m x 1.61m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower and handheld shower head, a chrome heated towel rail, an extractor fan, tiled walls, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front on the property is a graveled forecourt, brick wall boundaries, and access to the garage and a parking space.

Rear

To the rear of the property is an enclosed garden with a patio area, a brick-built outhouse, an artificial lawn, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

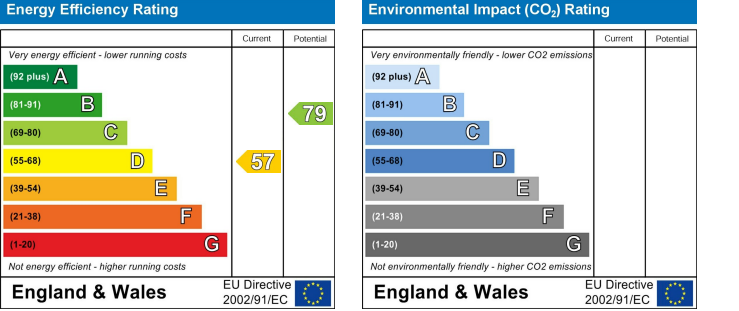
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B
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 licence 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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