

# HoldenCopley

PREPARE TO BE MOVED

Hendon Rise, St Anns, Nottingham NG3 3AN

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Guide Price £170,000



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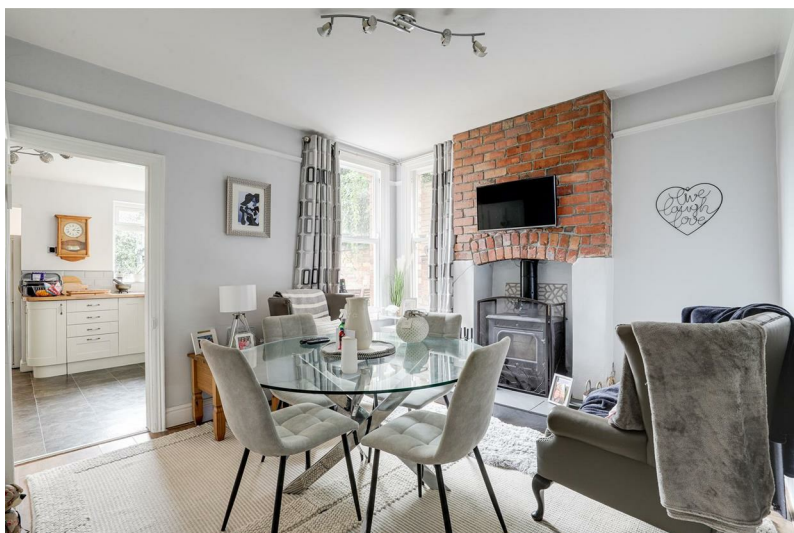


GUIDE PRICE £170,000 - £190,000

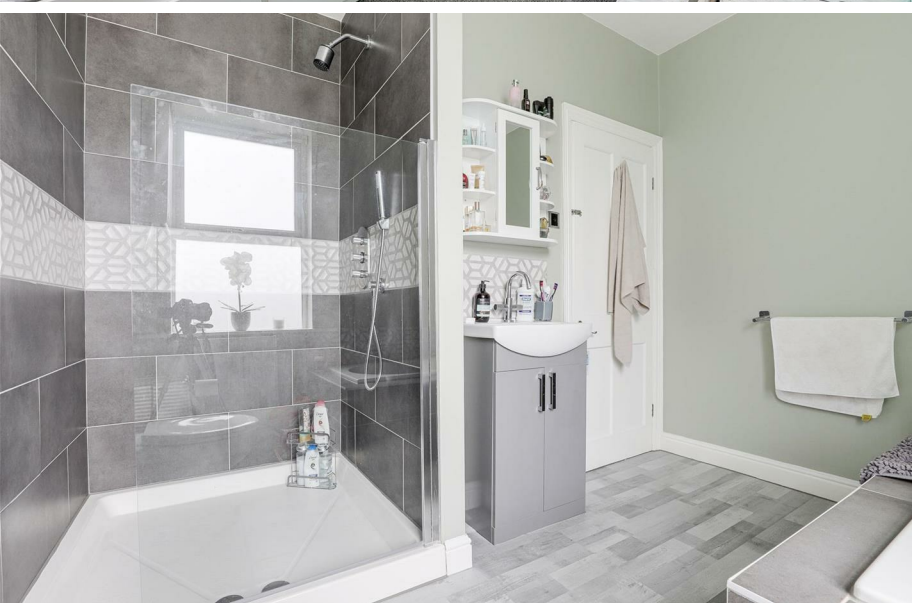
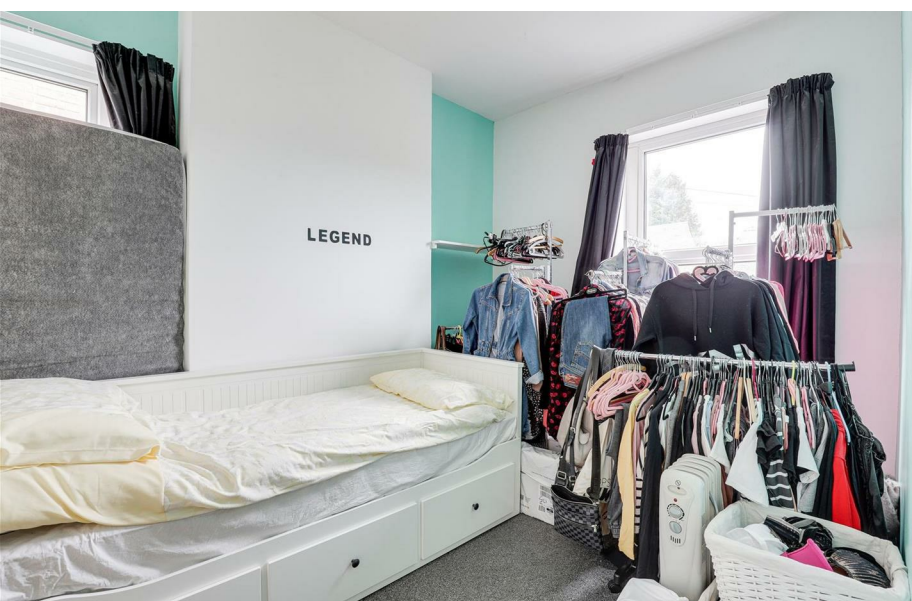
NO UPWARD CHAIN...

Welcome to this two bedroom semi-detached house, ideally located close to the city centre with local amenities and excellent commuting links. This well-presented home offers three spacious bedrooms and is a perfect opportunity for those looking for a convenient and comfortable urban lifestyle, with the added bonus of no upward chain. As you step inside, you'll be greeted by the entrance hall and to your right, a bright and spacious reception room awaits, featuring large windows that floods the space with natural light. Moving further into the home, the second reception room offers open access to the modern fitted kitchen, complete with a range of fitted appliances. The kitchen also provides access to the cellar, providing valuable additional storage space. On the ground floor, you'll also discover a convenient utility area, perfect for laundry and other household tasks, as well as a ground floor W/C, adding to the overall practicality of the home. Heading up to the first floor, you'll find two generously sized bedrooms and a modern fitted four-piece bathroom suite completes this level. Ascending to the second floor, you'll discover the spacious master bedroom. Outside, the front of the property benefits from on-street parking. To the rear, a private enclosed garden awaits, featuring a lawn and a decked seating area.

MUST BE VIEWED







- Semi-Detached House
- Two Bedrooms & Loft Room
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Area
- Ground Floor W/C
- Four-Piece Bathroom Suite
- No Upward Chain
- Close to City Centre
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, carpeted stairs, a dado rail with partially clad walls and a single door providing access into the accommodation.

Living Room

10'11" x 14'0" (3.33m x 4.29m)

The living room has carpeted flooring, a radiator, a picture rail, an original open fireplace, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'5" x 11'2" (3.49m x 3.42m)

The dining room has laminate wood-effect flooring, a radiator, a picture rail and two windows to the front and side elevations.

Kitchen

9'11" x 9'11" (3.04m x 3.03m)

The kitchen has a range of fitted shaker-style base units with wooden worktops, a sink and drainer with a swan neck mixer tap, space and plumbing for a dishwasher, an integrated gas hob, an integrated oven, an extractor fan, partially tiled walls, a radiator, tiled flooring, open access to the utility, access to the cellar and two UPVC double-glazed windows to the side and rear elevations.

Utility Area

5'9" x 8'3" (1.76m x 2.53m)

The utility area has space and plumbing for a washing machine, tiled flooring and a single UPVC door providing access into the rear garden.

W/C

2'6" x 5'8" (0.78m x 1.75m)

This has a low level dual flush W/C, a vanity storage unit with a wash basin, tiled splashback, a heated towel rail and vinyl flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

Mater Bedroom

11'2" x 8'7" (3.42m x 2.62m)

The main bedroom has carpeted flooring, a radiator, a recessed chimney breast alcove and two windows to the side and rear elevations.

Bedroom Two

10'11" x 8'6" (3.34m x 2.61m)

The second bedroom has carpeted flooring, a radiator and two UPVC double-glazed windows to the side and front elevations.

Bathroom

9'10" x 9'11" (3.00m x 3.04m)

The bathroom has low level dual flush W/C, a vanity storage unit with a wash basin, a tiled panelled bath, a shower enclosed with an overhead shower and a handheld shower head, partially tiled walls, a wall-mounted boiler, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Loft Room

11'0" x 13'6" (3.37m x 4.14m)

The main bedroom has carpeted flooring, a radiator and a Velux window.

BASEMENT

Cellar

14'10" x 10'10" (4.53m x 3.32m)

OUTSIDE

Front

To the front of the property is low maintenance, brick-walled garden, gated access to the rear garden and access to on-street parking.

Rear

To the rear of the property is a private enclosed garden with a lawn, a decked area, a shed, plants and shrubs and fence panelling.

DISCLAIMER

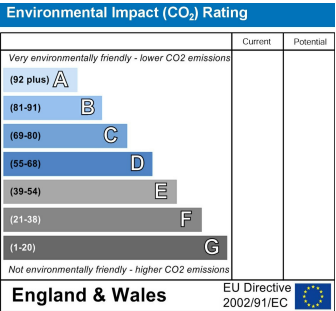
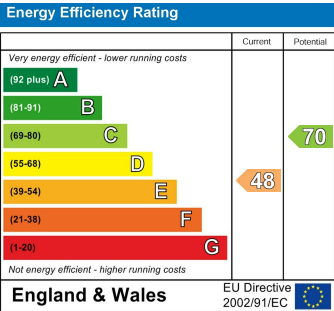
Council Tax Band Rating - Nottingham City Council - Band E  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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