

HoldenCopley

PREPARE TO BE MOVED

Skipton Circus, Bakersfield, Nottinghamshire NG3 7DU

Guide Price £250,000 - £260,000

Skipton Circus, Bakersfield, Nottinghamshire NG3 7DU



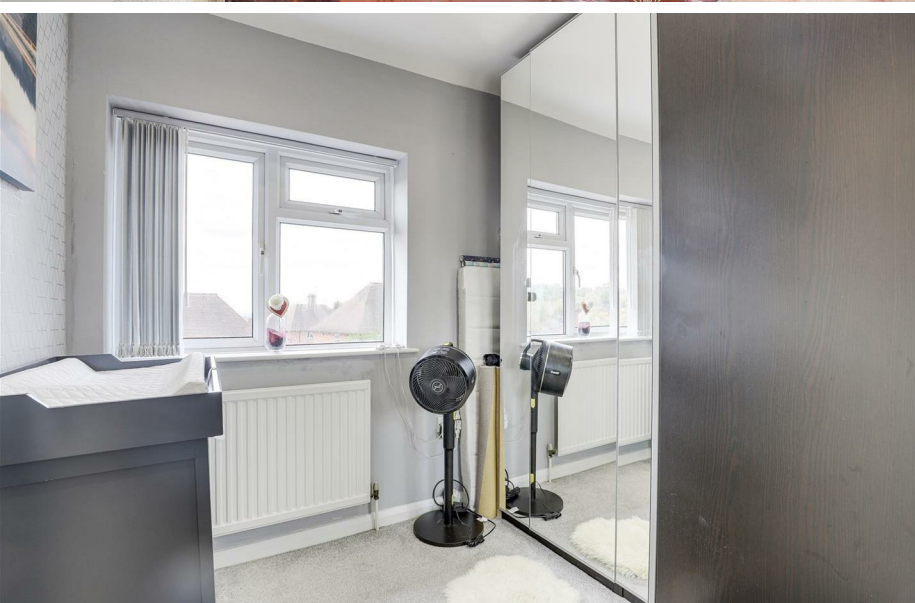
GUIDE PRICE: £250,000 - £260,000

FULLY REFURBISHED HOUSE - MOVE IN READY...

This beautifully refurbished four-bedroom semi-detached house has been transformed to create a stylish, modern home, ready to move into. Perfect for first-time buyers, families, or as a ready-to-go investment, the property has been finished to a high standard throughout. Situated in a well-connected area, the home is close to a variety of local amenities, including Colwick Country Park, with easy access into Nottingham City Centre, excellent school catchments, and convenient commuting links. The ground floor comprises an entrance hall, a spacious living room with premium wallpaper, a modern fitted kitchen diner with soft-close units and a range of high-end integrated appliances, a versatile bedroom, and a newly fitted shower suite. Upstairs, there are three good-sized bedrooms, serviced by a contemporary bathroom suite. Externally, the property offers a gated driveway providing ample off-road parking for multiple vehicles and a low-maintenance south-facing garden to the rear, complete with a Keter shed. Additional features include a brand-new Worcester combi boiler with guarantee, brand-new UPVC windows and doors, new flooring throughout and much more. This home offers a perfect combination of modern living, style, and convenience, ready for its new owners to move straight in.

MUST BE VIEWED





- Renovated Semi-Detached House
- Four Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen With High-End Appliances
- Two Brand New Bathroom Suites
- Gated Driveway
- Low Maintenance South-Facing Garden With Keter Shed
- Brand New Worcester Combi-Boiler With Guarantee
- Well-Connected Area
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*1" x 2*9" (1.27m x 0.85m)

The entrance hall has laminate flooring, carpeted stairs, a fitted base cupboard, and a single UPVC door providing access into the accommodation.

Living Room

14*7" x 11*0" (4.46m x 3.36m)

The living room has laminate flooring, a premium wallpapered feature wall, a TV point, recessed spotlights, a vertical radiator, a CCTV security camera, and a UPVC double-glazed window to the front elevation.

Kitchen

17*10" x 8*4" (5.46m x 2.55m)

The kitchen has a range of fitted gloss handleless base, wall and illuminated display units with soft-close doors and quartz worktops, an undermount sink with a movable swan neck mixer tap and draining grooves, a five-ring AEG gas hob with an angled extractor fan, a touch-activated integrated Zanussi microwave, an integrated Zanussi oven, an integrated Bosch dishwasher, an integrated Hoover washer / dryer, space for an American-style fridge freezer, a radiator, tiled splashback with under-counter lighting, ceramic tiled flooring, an in-built pantry cupboard, recessed spotlights, and UPVC double-glazed windows to the side and rear elevation.

Hall

5*1" x 2*11" (1.57m x 0.90m)

The hall has ceramic tiled flooring and a single UPVC door providing access to the garden.

Bedroom Four

10*6" x 9*8" (3.22m x 2.96m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a TV point, a radiator, and recessed spotlights.

Shower Room

7*0" x 5*0" (2.15m x 1.53m)

The shower room has a concealed dual flush WC with a bidet hose, a vanity unit wash basin, a wall-mounted illuminated mirror, a shower enclosure, an extractor fan, floor-to-ceiling ceramic tiles, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6*0" max x 4*8" (1.84m max x 1.43m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, recessed spotlights, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

11*3" max x 9*8" (3.45m max x 2.96m)

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

Bedroom Two

10*0" max x 9*6" (3.05m max x 2.91m)

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

Bedroom Three

7*11" x 6*11" (2.42m x 2.11m)

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

Bathroom

6*9" max x 6*1" (2.07m max x 1.87m)

The bathroom has a concealed dual flush WC combined with a vanity unit wash basin, an illuminated mirror, a "P" shaped double-ended bath with a handheld shower head, an extractor fan, a heated towel rail, ceramic floor-to-ceiling tiles, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a gated driveway providing off-road parking for approx three vehicles, sensor security lighting, and double gated access to the rear garden.

Rear

To the rear of the property is a private enclosed low maintenance garden with patio, external power sockets, sensor security lighting, an outdoor tap, a Keter shed with a rechargeable light, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric or 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 risk
- Non-Standard Construction – No
- Other Material Issues – Spray foam insulation
- Any Legal Restrictions – No

DISCLAIMER

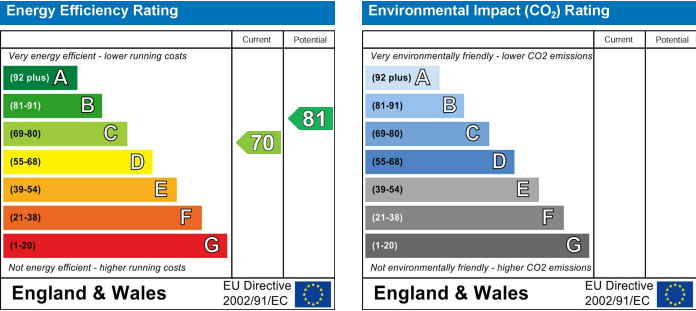
Council Tax Band Rating - Nottingham City Centre - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

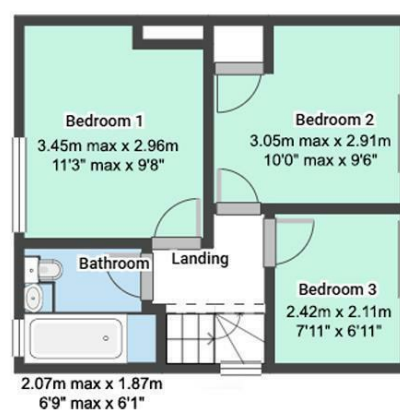
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 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.

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.



Skipton Circus, Bakersfield, Nottinghamshire NG3 7DU



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

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.