

# HoldenCopley

PREPARE TO BE MOVED

George Road, Nottingham, NG4 3AE

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Guide Price £230,000 - £240,000

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POPULAR LOCATION...

Situated in a sought-after location with excellent transport links and close to local amenities, this semi-detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Boasting generous living space and a sizeable garden, it is well-suited for families, first-time buyers, or anyone looking to create their ideal home. The ground floor features an entrance hall with a convenient W/C, a bright living room with a bay-fronted window, and a dining room that flows seamlessly into the L-shaped fitted kitchen. The kitchen comes complete with a breakfast bar and sliding patio doors that open directly onto the rear garden, making it perfect for entertaining or relaxed family living. Upstairs, there are three bedrooms, including a main bedroom with a bay-fronted window, alongside a four-piece bathroom suite. Externally, the property benefits from a low-maintenance front garden with a driveway and gated access leading to the rear. The enclosed rear garden offers a patio, a lawn, a shed, a raised planted border, and a gravelled area, all enclosed by fence panels, providing a private and versatile outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Driveway
- Front & Rear Gardens
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'2" x 6'5" (4.64m x 1.98m)

The entrance hall has a stained glass window to the front elevation, a picture rail, tiled flooring, carpeted stairs, a radiator, and a composite door providing access inti the accommodation.

W/C

5'9" x 3'5" (1.77m x 1.05m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a counter-top wash basin, full-height fitted unit, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

Living Room

10'10" x 12'11" (3.31m x 3.95m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, coving to the ceiling, carpeted flooring, and open access into the dining room.

Dining Room

11'10" x 11'1" (3.61m x 3.39m)

The dining room has carpeted flooring, a radiator, and French doors opening to the kitchen.

Kitchen

16'11" x 16'6" max (5.17m x 5.04m max)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and sliding patio doors opening to the rear garden.

FIRST FLOOR

Landing

6'5" x 8'4" (1.98m x 2.56m)

The landing has a UPVC double glazed obscure windows to the side elevation, carpeted flooring, a picture rail, and access to the first floor accommodation.

Bedroom One

12'11" x 9'0" (3.95m x 2.75m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a range of fitted wardrobes, a radiator, a picture rail, and carpeted flooring.

Bedroom Two

8'9" x 11'11" (2.67m x 3.64m)

The second bedroom has a UPVC double glazed window to the rear elevation, a range of fitted wardrobes, a radiator, a picture rail, and wood-effect flooring.

Bedroom Three

5'2" x 6'5" (1.60m x 1.96m)

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

Bathroom

8'9" x 6'4" (2.68m x 1.95m)

The bathroom has a UPVC double glazed obscure window with the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bat, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a wall-mounted heater, recessed spotlights, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a low-maintenance garden with a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio, a lawn, a shed, a raised planted border, a gravelled area, 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

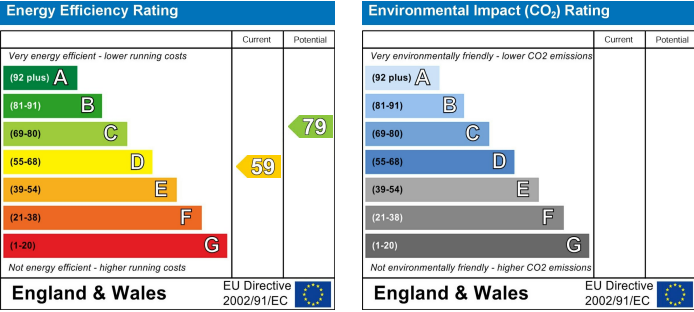
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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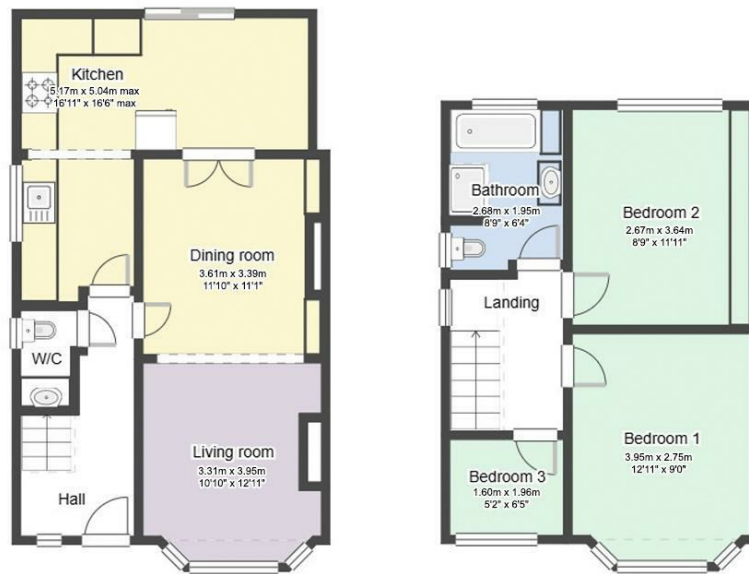
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving 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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