



**Cooper Close, Cropwell Bishop**  
Nottingham, Nottinghamshire, NG12 3DL



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Nottingham, Nottinghamshire,  
NG12 3DL  
£269,500

Offered to the market is this immaculately presented, three bedroom semi-detached home. Located within the desirable Village of Cropwell Bishop with accommodation comprising: Entrance Hall, Living Room opening through to Dining Room and further Office Space, Kitchen, Three Bedrooms, Family Bathroom with a fitted four piece suite, landscaped Gardens and Driveway providing off street parking. EPC Rating-D Council Tax Band- B. Freehold. No Upward Chain.

Entrance

Double glazed front door into Entrance Hall.



### Entrance Hall

Stairs rising to the first floor and double glazed picture window to the front elevation.

### Living Room

**10'8" x 12'7" (3.26 x 3.85)**

UPVC double glazed window to the front elevation, feature fireplace and open through to the Dining Room.

### Dining Room

**9'5" x 10'11" (2.89 x 3.34)**

Door into the Kitchen and open through to the Office Area / Snug

### Office Area / Snug

**6'1" x 8'11" (1.86 x 2.72)**

UPVC French doors leading out to the Rear Garden.

### Kitchen

**18'0" x 8'11" (5.50 x 2.72)**

Fitted with a contemporary range of base and wall mounted units with work surface over, inset sink and drainer, space for appliances and two uPVC double glazed windows.

### Landing

Doors to the first floor accommodation

### Bedroom One

**10'2" max x 12'7" (3.11 max x 3.85)**

UPVC double glazed window and built-in wardrobes.

### Bedroom Two

**9'3" x 6'6", 272'3" (2.83 x 2,83)**

UPVC double glazed window

### Bedroom Three

**6'6" x 8'8" max (1.99 x 2.65 max)**

UPVC double glazed window.

### Bathroom

**7'3" x 6'1" (2.21 x 1.86)**

Fitted with a three piece white suite comprising; W.C., wash basin, shower cubicle and small bath and having uPVC double glazed window.

### Rear Garden

The Rear Garden has been landscaped to provide a raised decked area ideal for entertaining and alfresco dining, shaped lawn and gravel area with pedestrian access leading to the front elevation.

### Outside to the Front

There is a driveway providing off street parking.

### Agents Note

This property has mains gas central heating. Mains drains, water and electric.

This property has been previously rented out and as of the date of marketing has a gas safety certificate and electric report

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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