

# HoldenCopley

PREPARE TO BE MOVED

Glenlivet Gardens, Clifton, Nottinghamshire NG11 8QB

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£175,000



Glenlivet Gardens, Clifton, Nottinghamshire NG11 8PB





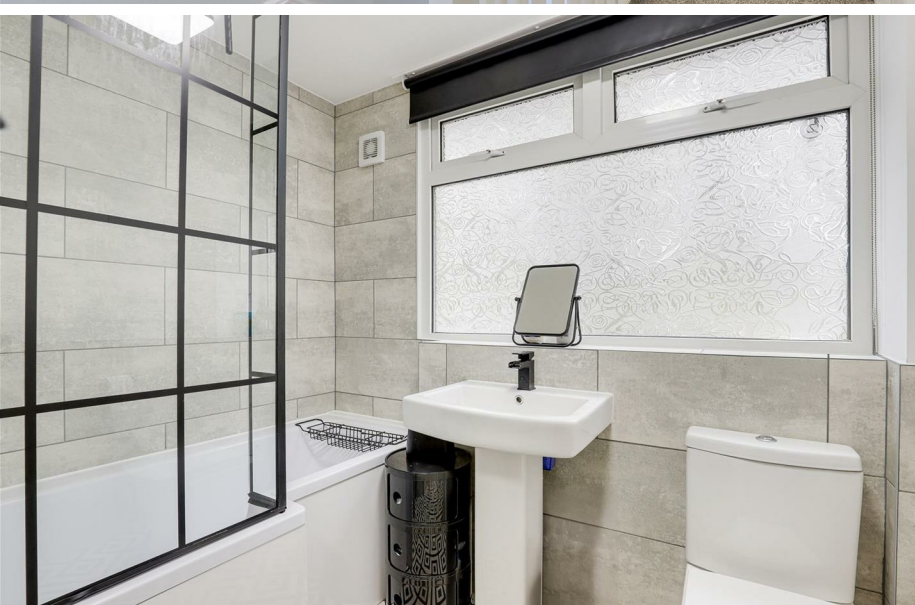
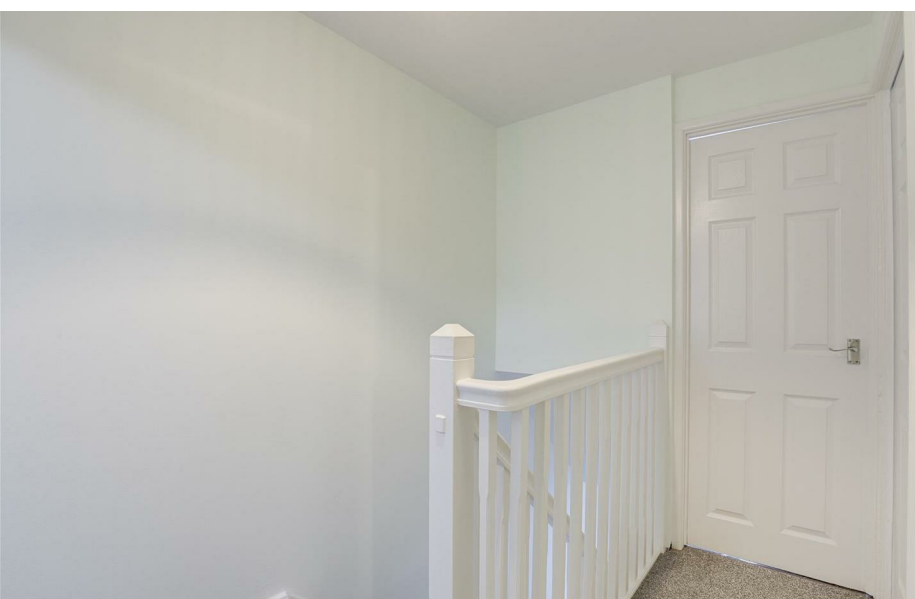
## WELL CONNECTED AREA...

A well-presented mid-terraced house situated in a popular residential location, offering convenient access to a variety of shops, schools, and local amenities. Ideal for a range of buyers, this property combines practical living with outdoor space. The ground floor features an entrance hall leading into a spacious lounge/diner, complete with sliding doors opening onto a decked area at the front of the property. The fitted kitchen provides access to a utility room, offering additional storage and functionality. Upstairs, there are three comfortable bedrooms and a three-piece bathroom suite. Outside, the front of the property benefits from a decked area, raised planted borders, and a fence-panelled boundary. The rear garden is fully enclosed and includes a decked seating area, a shed, external electric sockets, an outside tap, a fence boundary, and gated access, providing a versatile space for relaxing or entertaining.

## MUST BE VIEWED







- Mid Terraced House
- Three Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- Front & Rear Gardens
- On Street Parking
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'4" min x 5'8" (3.47m min x 1.73m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Lounge/Dining room

22'11" max x 11'8" (6.99m max x 3.58m)

The lounge/diner has a UPVC double glazed window to the rear elevation, a recessed chimney breast alcove, a TV point, a radiator, wood-effect flooring, and sliding patio doors opening to the front garden.

Kitchen

9'10" x 8'8" (3.02m x 2.66m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker and extractor hood, space for a fridge freezer, pace and plumbing for washing machine, a Vertical radiator, tiled splashback, Herringbone style flooring, a UPVC double glazed windows to the rear elevation, and access into the utility room.

Utility Room

6'10" max x 3'6" (2.09m max x 1.09m)

The utility room has a worktop, space and plumbing for a washing machine, space for a tumble dryer, Herringbone style flooring, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9'0" x 5'9" (2.76m x 1.76m)

The landing has carpeted flooring, access int the loft, and access to the first floor accommodation.

Bedroom One

12'0" max x 11'8" (3.66m max x 3.57m)

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

Bedroom Two

11'7" max x 10'4" (3.55m max x 3.16m)

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

Bedroom Three

11'0" max x 7'4" (3.36m max x 2.25m)

The third bedroom has two UPVC double glazed windows to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

7'9" x 5'6" (2.37m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, an extractor fan, heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a decking area, raised planted borders, and a fence panelled boundary.

Rear

To the rear of the property is an enclosed garden with an outside tap, external electric sockets, a decked seating area, a shed, a fence boundary, and gated access.

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 G

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.

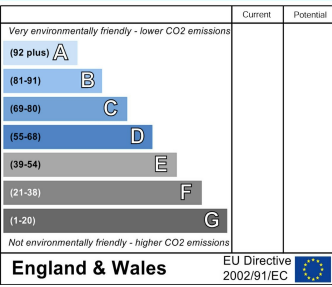
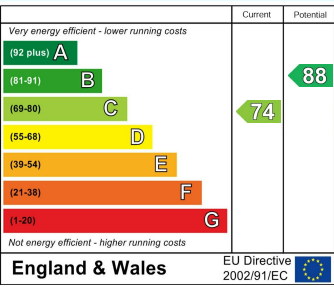
The vendor has advised the following:

Property Tenure is Freehold

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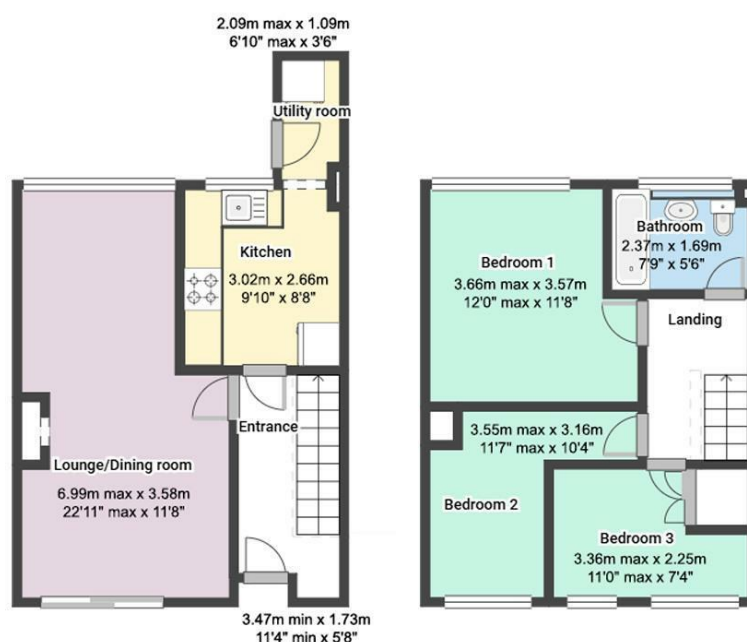
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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## 01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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