

# HoldenCopley

PREPARE TO BE MOVED

Park Avenue East, Keyworth, Nottinghamshire NG12 5JZ

---

Guide Price £230,000



Park Avenue East, Keyworth, Nottinghamshire NG12 5JZ





GUIDE PRICE £230,000 - £240,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house offers an ideal opportunity for first-time buyers or families looking for a spacious home with great potential. Located close to local amenities, a range of schools, and excellent transport links, it's perfectly positioned for everyday convenience. Inside, the ground floor welcomes you with an entrance hall leading into a generous living room featuring sliding patio doors that open onto the rear garden, flooding the space with natural light. The kitchen diner includes a breakfast bar and provides access to a useful utility room and ground floor W/C. Additionally, there's a versatile office space accessed from the entrance hall, ideal for working from home or as a quiet study area. Upstairs, you'll find three well-proportioned bedrooms and a modern three-piece bathroom suite. Outside, the front garden features a lawn, a hedge boundary, gated access, and a driveway offering parking space. The rear garden benefits from a shed, a patio area, a lawn, and a hedged boundary, creating a private and welcoming outdoor space.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen/Diner & Utility Room
- Office
- Three- Piece Bathroom Suite & Ground Floor W/C
- Large Garden
- Plenty OF Potential
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'3" x 7'0" (max) (3.44m x 2.15m (max))

The entrance hall has carpeted flooring, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

Corridor

2'7" x 3'5" (0.81m x 1.06m )

The corridor has carpeted flooring, and an in-built cupboard.

Living Room

18'9" x 13'1" (max) (5.72m x 3.99m (max))

The living room has a UPVC double glazed window to the front elevation, two radiators, a picture rail, a bricked feature fire place with a tiled hearth, a TV point, and sliding a patio doors opening to the garden.

Kitchen/Diner

10'11" x 10'5" (max) (3.33m x 3.18m (max))

The kitchen/diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with taps and a drainer, an integrated double oven, a gas ring hob and extractor hood, a radiator, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and access into the utility room.

Utility

6'1" x 5'0" (1.87m x 1.54m )

The utility room has a wall-mounted boiler, a fitted wall unit, space and plumbing for a washing machine, wood-effect flooring, and a door opening to the rear garden.

W/C

5'1" x 3'1" (1.55m x 0.95m )

This space has an obscure window to the rear elevation, a low level flush W/C, a wall-mounted basin with a tiled splashback, a radiator, and wood-effect flooring.

Office

9'7" x 7'4" (2.94m x 2.25m )

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

FIRST FLOOR

Landing

8'6" x 7'1" (2.60m x 2.16m )

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13'11" x 10'5" (max) (4.25m x 3.19m (max))

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

Bedroom Two

10'11" x 10'4" (3.34m x 3.16m )

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

Bedroom Three

10'5" x 7'3" (max) (3.19m x 2.21m (max))

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

Bathroom

7'0" x 5'6" (2.15m x 1.68m )

The bathroom has a UPVC double glaze obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, panelled bath with a wall-mounted shower fixture and shower screen, a radiator, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, a hedge boundary with gated access, and a driveway.

Rear

To the rear of the property is a shed, a patio area, a lawn, and a hedged 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 - Some coverage of 3G & 5G

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.

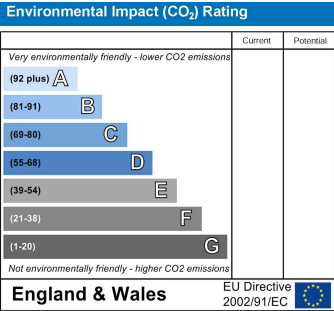
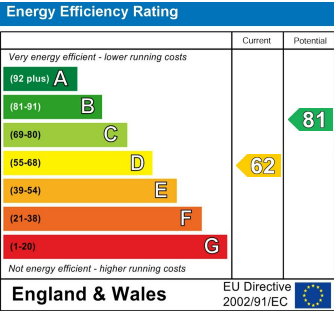
The vendor has advised the following:

Property Tenure is Freehold

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 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.

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.





Park Avenue East, Keyworth, Nottinghamshire NG12 5JZ



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

01156712555

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

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