

# HoldenCopley

PREPARE TO BE MOVED

Burgass Road, Thorneywood, Nottinghamshire NG3 6JL

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Guide Price £175,000 - £195,000



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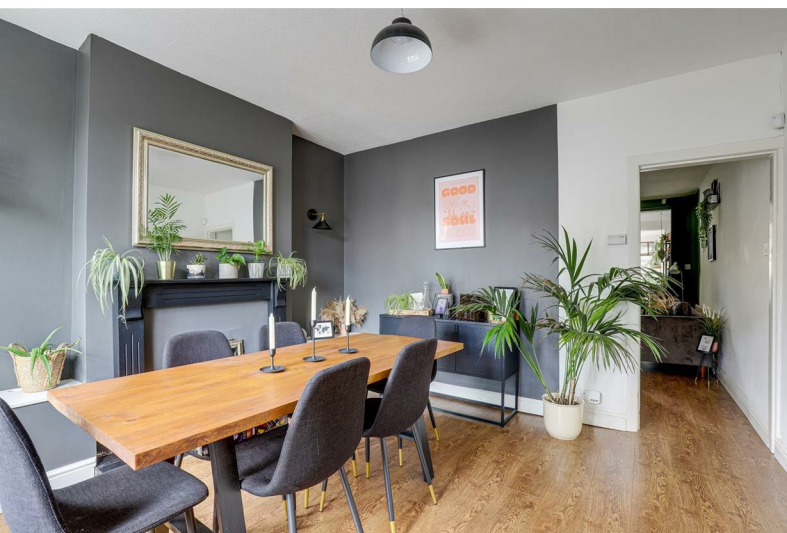


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IDEAL FOR FIRST TIME BUYERS...

Perfectly positioned in a well-connected location close to excellent transport links, a range of local amenities, great schools, and just a short distance from the City Centre, this two-bedroom semi-detached property offers deceptively spacious accommodation and is well presented throughout — making it an ideal purchase for a first-time buyer or young professional looking to move straight in. To the ground floor, the property comprises a dining room, a separate living room, and a modern fitted kitchen with a range of stylish units offering plenty of storage space. Upstairs, the first floor hosts two generously sized double bedrooms serviced by a contemporary four-piece bathroom suite, including a separate shower and bath. Outside, the front of the property offers on-street parking, while to the rear, you'll find a large private south-facing garden featuring a patio area, a lawn, a decorative stone seating area, and a useful garden shed – perfect for relaxing or entertaining during the warmer months.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Two Spacious Reception Rooms
- Four Piece Bathroom Suite
- Large Private South-Facing Garden
- Well Presented Throughout
- Convenient Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Dining Room

11'4" x 12'1" (3.46m x 3.70m)

The dining room has a UPVC double-glazed bow window to the front elevation, wood-effect laminate flooring, a decorative surround, a radiator and a single UPVC door providing access into the accommodation.

Living Room

11'10" x 12'2" (3.62m x 3.72m)

The living room has wood-effect laminate flooring, a radiator, open access into the kitchen and UPVC double French doors providing access out to the garden.

Kitchen

6'6" x 23'1" (1.99m x 7.06m)

The kitchen has a range of fitted base and wall units with worktops with a tiled splashback, an integrated oven, a gas hob, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, tiled flooring, a radiator, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

15'3" x 2'7" (4.66m x 0.79m)

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

11'4" x 12'2" (3.46m x 3.72m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bedroom Two

9'2" x 11'10" (2.81m x 3.63m)

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

Bathroom

9'4" x 6'6" (2.85m x 2.00m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking, a garden with bark chippings and single wooden gate providing rear access.

Rear

To the rear is a private south-facing tiered garden with a concrete patio, slate chippings, a lawn, decorative stones, a shed, an outdoor tap and fence panelled boundaries.

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 1800 Mbps and Upload

Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - 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.

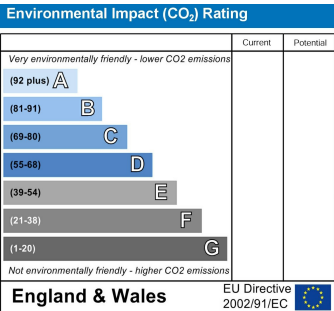
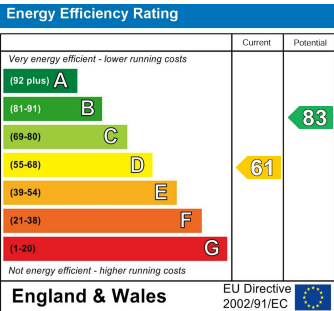
The vendor has advised the following:

Property Tenure is Freehold

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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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