

# HoldenCopley

PREPARE TO BE MOVED

Borman Close, Hempshill Vale, Nottinghamshire NG6 7AY

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Guide Price £180,000 - £190,000



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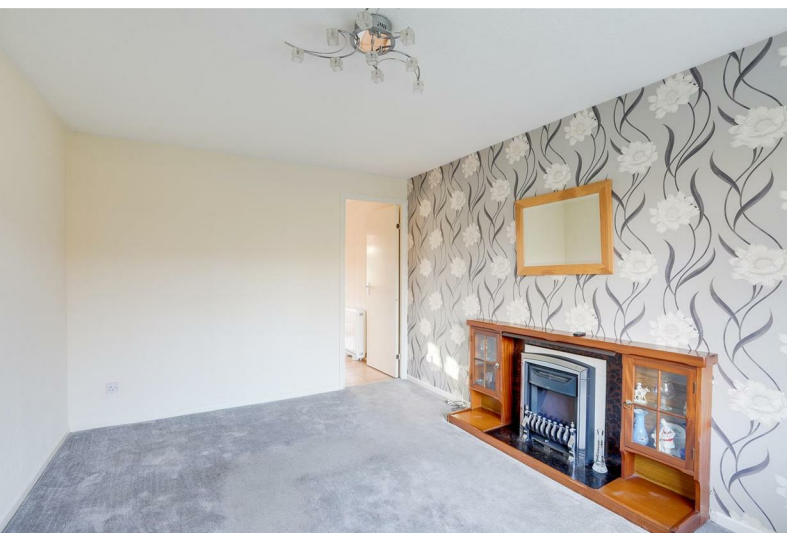




## NO UPWARD CHAIN...

This well-presented two-bedroom semi-detached home is an ideal choice for first-time buyers and is offered to the market with no upward chain. It sits in a popular location close to a range of local amenities, schools and excellent transport and commuting links. The ground floor includes an entrance hall leading to a bright bay-fronted reception room, a fitted kitchen diner and a conservatory that adds extra usable space. Upstairs, there are two good-sized bedrooms and a three-piece bathroom suite. Outside, the property benefits from a driveway providing off-road parking and a front garden with an artificial lawn. The rear garden is enclosed and low-maintenance, featuring a patio seating area and artificial lawn, making it a great space to relax with minimal upkeep.

MUST BE VIEWED!







- Semi-Detached House
- Two Bedrooms
- Bay-Fronted Reception Room
- Fitted Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4\*8" x 3\*9" (max) (1.43m x 1.16m (max))

The entrance hall has carpeted flooring and stairs and a single UPVC door providing access into the accommodation.

Living Room

13\*3" x 10\*2" (max) (4.04m x 3.10m (max))

The living room has carpeted flooring, a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

13\*3" x 9\*3" (4.05m x 2.82m )

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven and a gas ring hob, partially tiled walls, an electric room heater, vinyl flooring, access to the pantry, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the conservatory.

Pantry

5\*10" x 2\*11" (1.80m x 0.89m )

Conservatory

12\*5" x 7\*8" (3.80m x 2.35m )

The conservatory has carpeted flooring, a polycarbonate roof, full-height UPVC double-glazed windows surround and two single UPVC doors providing access to the rear garden.

FIRST FLOOR

Landing

11\*6" x 6\*4" (max) (3.52m x 1.94m (max))

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, an in-built cupboard, access to the loft and access to the first floor accommodation.

Master Bedroom

13\*2" x 11\*3" (max) (4.03m x 3.44m (max))

The main bedroom has carpeted flooring, an in-built sliding door wardrobe and two UPVC double-glazed windows to the front elevation.

Bedroom Two

11\*2" x 6\*7" (max) (3.41m x 2.03m (max))

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

Bathroom

6\*2" x 6\*2" (1.90m x 1.90m )

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, gated access to the rear garden and a garden area with an artificial lawn.

Rear

To the rear is an enclosed garden with a paved patio area, an artificial lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Room Heaters

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

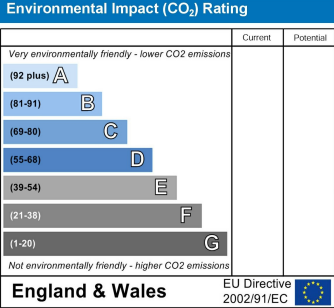
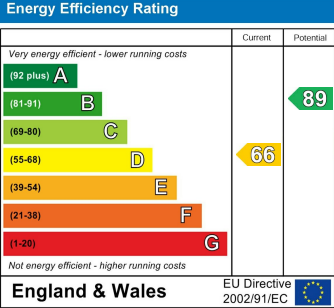
The vendor has advised the following:

Property Tenure is Freehold

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.

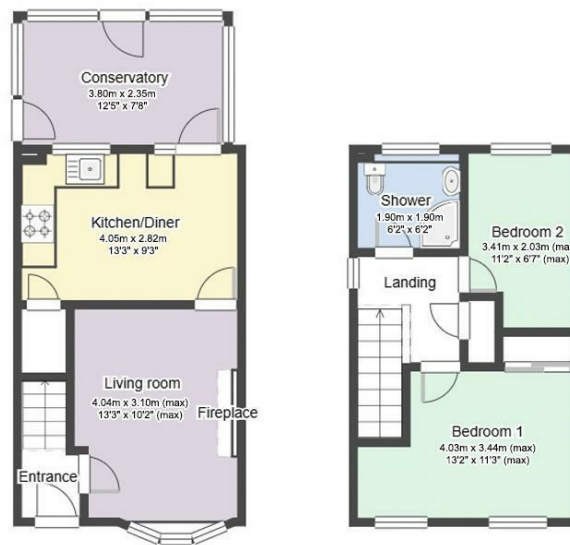
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





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**This floorplan is for illustrative purposes only.**

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