

HoldenCopley

PREPARE TO BE MOVED

Allendale Avenue, Aspley, Nottinghamshire NG8 5RF

Guide Price £190,000

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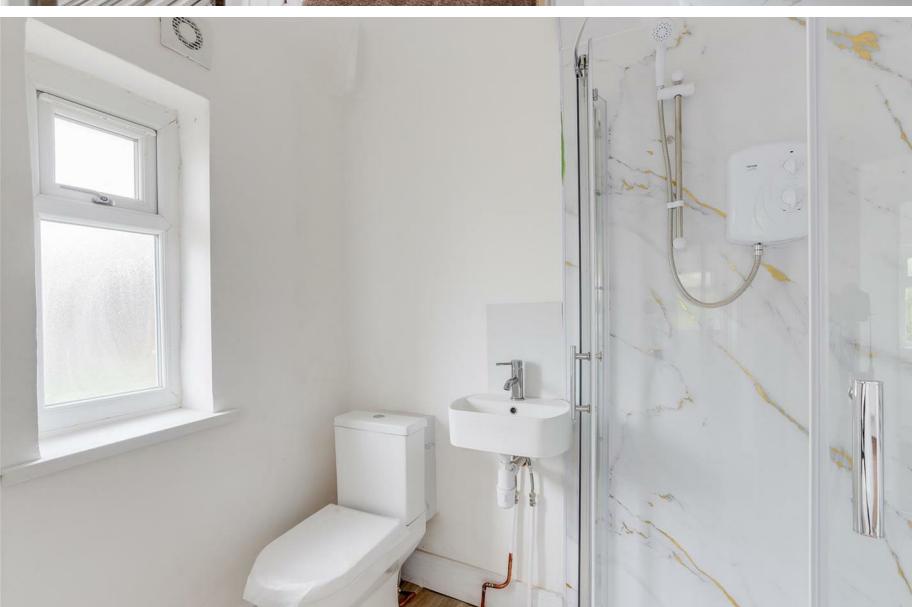
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This three-bedroom end terraced property is coming to the market with no upward chain and offers generously proportioned, newly refurbished accommodation throughout, making it an ideal purchase for first-time buyers or investors. The property is conveniently located close to a range of local amenities, including shops, cafes, and restaurants, with excellent transport links into Nottingham City Centre, including nearby bus routes. The ground floor comprises an entrance hall leading into a bright and spacious living room. The modern fitted kitchen provides access to the rear garden and also connects to a wet room and separate W/C, offering practical and flexible living space. On the first floor, there are three well-sized bedrooms alongside a contemporary three-piece bathroom suite. Externally, the property benefits from a driveway to the front, providing off-street parking, and gated access to the rear garden. The rear garden features courtesy lighting, a gravelled area, and a secure fence-panelled boundary, creating a low-maintenance and private outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room
- Wet Room & Separate W/C
- Off-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'7" x 2'9" (1.71m x 0.86m)

The entrance hall has carpeted flooring, a fitted base unit, and a UPVC door providing access into the accommodation.

Living Room

14'4" x 11'1" (max) (4.38m x 3.38m (max))

The living room has a UPVC double glazed window to the front elevation, a radiator, wood-effect flooring, and open access into the kitchen.

Kitchen

11'1" x 8'5" (max) (3.39m x 2.58m (max))

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, an in-built cupboard housing the wall-mounted boiler, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

Back Entry

3'7" x 2'8" (1.11m x 0.82m)

The back entry has wood-effect flooring, and a UPVC door providing access to the rear garden.

Wet Room

5'7" x 4'1" (1.72m x 1.26m)

The wet room has a wall-mounted electric shower fixture, a pedestal wash basin, a wall-mounted electric heater, partially tiled walls, and waterproof flooring.

W/C

3'10" x 2'9" (1.19m x 0.84m)

This space has a UPVC double glazed obscure windows to the rear elevation, a combine low level flush W/C with wash basin, waterproof boarding, and wood-effect flooring.

FIRST FLOOR

Landing

7'10" x 5'7" (max) (2.41m x 1.71m (max))

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

Bedroom One

10'4" x 9'10" (max) (3.17m x 3.01m (max))

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

Bedroom Two

9'10" x 9'3" (max) (3.02m x 2.82m (max))

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

Bedroom Three

7'10" x 6'11" (2.40m x 2.13m)

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

Shower Room

6'9" x 6'8" (max) (2.06m x 2.05m (max))

The shower room has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a shower enclosure with a wall-mounted electric shower fixture with waterproof boarding, a chrome heated towel rail, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a driveway, and access to the rear garden.

Rear

To the rear of the property is courtesy lighting, a gravelled area, and a fence panelled 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 1000Mbps and Upload Speed 1000Mbps

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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Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC



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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