

HoldenCopley

PREPARE TO BE MOVED

Forge Avenue, Calverton, Nottinghamshire NG14 6HU

Guide Price £200,000 -

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GUIDE PRICE £200,000 - £210,000

IDEAL FOR FIRST TIME BUYERS...

This semi-detached house offers well-presented accommodation that is ideal for any first-time buyer looking to take their first step onto the property ladder. Situated in a popular village location, the property enjoys easy access to a range of local amenities including shops, great schools, and transport links, while being surrounded by open fields. The ground floor comprises a spacious reception room featuring double French doors that open out to the rear garden, along with a fitted kitchen offering plenty of storage and worktop space. To the first floor, there are three bedrooms, a modern three-piece bathroom suite, and loft access for additional storage. To the front of the property, a driveway provides ample off-road parking alongside a lawned garden. To the rear, you will find a private, enclosed garden complete with a paved patio seating area, two lawned areas, and a useful garden shed.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Ample Off-Road Parking
- Private Enclosed Rear Garden
- Popular Village Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living/Dining Room

19'7" x 11'4" (max) (5.99m x 3.47m (max))

The living/dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a wall-mounted electric fireplace, coving and UPVC double French doors providing access out to the garden.

Kitchen

19'7" x 11'1" (max) (5.98m x 3.39m (max))

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, space and plumbing for a dishwasher and washing machine, space for a fridge-freezer, a stainless steel sink and a half with a drainer, tiled flooring, carpeted stairs, two radiators, recessed spotlights, UPVC double-glazed windows to the front and rear elevations and a single UPVC door providing side access.

FIRST FLOOR

Landing

10'1" x 8'1" (max) (3.08m x 2.48m (max))

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

Master Bedroom

11'7" x 10'10" (max) (3.54m x 3.32m (max))

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

Bedroom Two

13'6" x 8'8" (max) (4.13m x 2.65m (max))

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

Bedroom Three

10'10" x 6'5" (3.32m x 1.97m)

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

Bathroom

7'6" x 5'7" (max) (2.31m x 1.72m (max))

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tiled flooring and walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway, a garden with a lawn and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, two lawned areas, a shed 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 1000 Mbps and Upload

Speed 100 Mbps

Phone Signal – All 4G & some 3G & 5G 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 - Gedling Borough Council - Band B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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