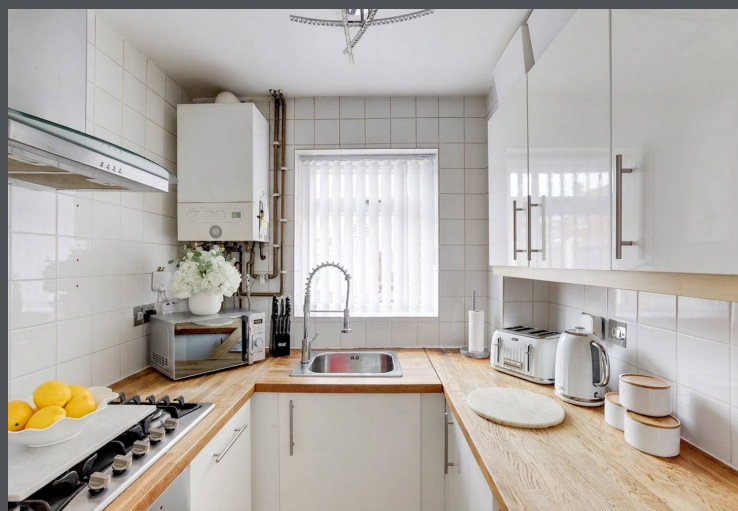




11 Ashbourne Court, Nottingham

£150,000 Freehold

Beautifully Presented End Terrace House • One Bedroom • Living Room With A Feature Fireplace • Conservatory
 • Modern Fitted Kitchen • Three Piece Bathroom Suite • Allocated Parking & Detached Garage • Low
 Maintenance Front & Rear Gardens • Ideal For First Time Buyers • Must Be Viewed



IDEAL FOR FIRST TIME BUYERS...

Beautifully presented throughout, this one-bedroom end-terraced home offers deceptively spacious accommodation, making it an ideal purchase for first-time buyers or those looking to downsize. Situated in a popular location, the property is ready to move straight into and benefits from a stylish finish throughout. To the ground floor, an entrance hall leads into a generous living room, where a feature fireplace creates a warm and inviting focal point. Complementing the living space is a bright conservatory, providing the perfect setting for relaxing or entertaining whilst enjoying views of the garden. The modern fitted kitchen is well-appointed with a range of contemporary units, ample worktop space, and integrated appliances. To the first floor is a spacious double bedroom, serviced by a modern three-piece bathroom suite finished to a high standard. Outside, the property further benefits from allocated parking and a detached garage, as well as low maintenance enclosed front and rear gardens. Offering a fantastic combination of comfort, style, and practicality, this home is ideal for buyers seeking a property they can simply unpack and enjoy. Early viewing is highly recommended to fully appreciate everything this home has to offer.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

Entrance Hall

3' 7" x 3' 1" (1.10m x 0.95m)

The entrance hall has wood-effect flooring, a built-in storage cupboard, a UPVC double-glazed window to the side elevation, and a UPVC door providing access into the accommodation.

Living Room

16' 1" x 13' 4" (4.90m x 4.06m)

The living room has tiled flooring, a spiral staircase, a feature fireplace with a decorative surround and a hearth, a radiator, a UPVC double-glazed window to the front elevation, and open access to the conservatory.

Conservatory

11' 1" x 8' 11" (3.37m x 2.71m)

The conservatory has tiled flooring, a radiator, UPVC double-glazed windows to the front, side, and rear elevations, a polycarbonate roof, and double French doors to the front garden.

Kitchen

6' 6" x 5' 7" (1.98m x 1.71m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink with a movable swan neck mixer tap, an integrated oven and five-ring hob with a stainless steel extractor fan, tiled flooring, tiled walls, and a UPVC double-glazed window to the front elevation.

Garage

18' 7" x 4' 4" (5.67m x 1.33m)

The garage has an up and over door, a UPVC side door, plumbing for a washing machine, lighting and electricity, and ample storage space.

FIRST FLOOR

Landing

7' 3" x 7' 0" (2.21m x 2.14m)

The landing has carpeted flooring.

Bedroom

13' 5" x 11' 1" (4.08m x 3.39m)

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

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a freestanding bath, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the front elevation.

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast – Download 1800 Mbps – Upload 220 Mbps | Phone Signal – Mostly Good 4G / 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk – No flooding in the past 5 years+ | Flood Risk Area – Very low | Construction – Brick | Mining Area – Located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Accessibility – No | Other Material / Safety Issues – No known safety issues have been disclosed by the seller. | Any Legal Restrictions – restrictive covenants | Council Tax Band Rating – Nottingham City Council – Band A | Tenure: Freehold |

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

