

# HoldenCopley

PREPARE TO BE MOVED

Skipton Circus, Nottingham, Nottinghamshire NG3 7DT

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Guide Price £200,000 - £210,000

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NO UPWARD CHAIN...

This terraced house is ideally located close to local amenities and benefits from excellent transport links, making it a convenient choice for a range of buyers. Offered with no upward chain, the property provides a fantastic opportunity for anyone looking to move quickly. On the ground floor, an inviting entrance hall leads into a spacious living room, which in turn provides access to a fitted kitchen. From the living room, the property opens into a light and airy conservatory, complete with French doors that lead out onto the rear garden, creating a seamless indoor-outdoor flow. Upstairs, there are three well-proportioned bedrooms, accompanied by a modern three-piece bathroom suite. Externally, the property features a block-paved driveway to the front and gated access to the rear garden. The rear garden is fully enclosed and offers a lawn, two useful sheds, a decking area ideal for seating and entertaining, and is bordered by fencing and hedges, providing both privacy and a pleasant outdoor space. This property represents a versatile and comfortable family home in a sought-after location, ready to move into and enjoy.

MUST BE VIEWED



- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

4'2" x 3'3" (1.28 x 1.01)

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



### Living Room

14'8" x 11'1" (4.48 x 3.39)

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

### Kitchen

7'11" x 8'4" (5.47 x 2.56)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob and extractor hood, space and plumbing for washing machine, space for a tumble dryer, an in-built cupboard, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the conservatory.



### Conservatory

13'5" x 11'6" (4.09 x 3.52)

The conservatory has tiled flooring, a UPVC double glazed surround, and French doors opening to the rear garden.

## FIRST FLOOR

### Landing

5'11" x 4'5" (1.82 x 1.36)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down-ladder, and access to the first floor accommodation.



### Master Bedroom

10'8" x 9'8" (3.27 x 2.95)

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

### Bedroom Two

9'11" x 9'3" (3.04 x 2.84)

The second bedroom has a UPVC double glazed window to the rear elevation, a wall-mounted boiler, an in-built cupboard, and wood-effect flooring.

### Bedroom Three

7'11" x 6'9" (2.43 x 2.08)

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

### Bathroom

6'8" x 6'3" (2.04 x 1.92)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and a wall-mounted rainfall and handheld shower fixture with a shower screen, a radiator, floor-to-ceiling tiling, and wood-effect flooring.



## OUTSIDE

### Front

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

### Rear

To the rear of the property is an enclosed garden with a lawn, two sheds, a decking seating area, and a fence panelled with hedged 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 100Mbps

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

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