

HoldenCopley

PREPARE TO BE MOVED

Nether Pasture, Netherfield, Nottinghamshire NG4 2JZ

Guide Price £210,000 - £230,000

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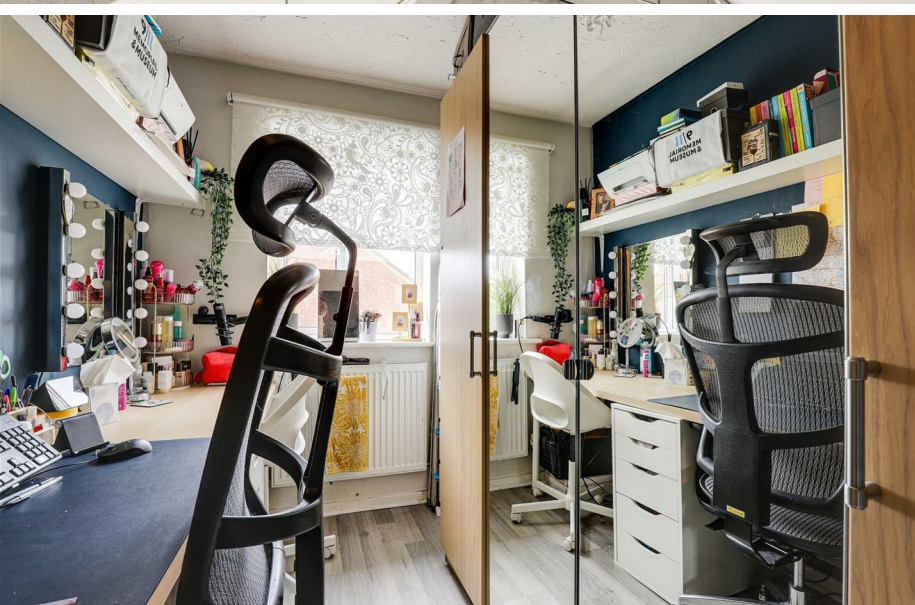
GUIDE PRICE £210,000 - £220,000

CALLING FIRST TIME BUYERS...

This three-bedroom semi-detached house is an ideal choice for both first-time buyers and families, offering spacious living accommodations. Conveniently located close to a wide range of local amenities in Netherfield, including shops, restaurants, Victoria Retail Park, and excellent transport links with regular bus and train services to the City Centre. Additionally, it's within the catchment area of great schools. The property benefits from solar panels and provides a welcoming entrance hall with access to a WC. The ground floor features a fitted kitchen at the front, a spacious living room, and sliding patio doors leading into a generously sized conservatory. The conservatory has double French doors opening to the rear garden. Upstairs, you'll find three bedrooms and a three-piece family bathroom. At the front, the property offers a gravelled area with planting, an outside tap, a driveway, and gated access to the rear garden. The enclosed rear garden boasts a patio area, a shed, a decking area, panelled fencing, and gated access.

MUST BE VIEWED





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





GROUND FLOOR

Entrance Hall

3*0" x 9*0" (0.93m x 2.76m)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in cupboard, a radiator, and a composite door providing access to the accommodation

W/C

5*10" x 2*7" (1.78m x 0.80m)

This space has a UPVC double-glazed obscure window to the front elevation, a low-level flush W/C, a vanity-style wash basin, a chrome heated towel rail, partially tiled walls, and tiled flooring

Kitchen

8*11" x 7*8" (2.74m x 2.34m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan-neck mixer tap and drainer, an integrated WiFi oven, induction hob with extractor fan, integrated WiFi washing machine, integrated dishwasher, space for a fridge-freezer, tiled splashback, tiled flooring, and a UPVC double-glazed window to the rear elevation.

Living Room

14*11" x 15*3" (4.56m x 4.67m)

The living room has a UPVC double-glazed window to the rear elevation, a TV point, a feature fireplace with a decorative surround, space for a dining table, wood-effect flooring, and sliding patio doors opening to the conservatory

Conservatory

7*0" x 8*11" (2.15m x 2.74m)

The conservatory has tiled flooring, a UPVC double-glazed surround, and double French doors that open onto the rear garden

FIRST FLOOR

Landing

9*10" x 3*2" (3.00m x 0.97m)

The landing has carpeted flooring, a built-in cupboard, access to the boarded loft via a pull-down ladder, and leads to the first-floor accommodation

Master Bedroom

12*2" x 8*2" (3.72m x 2.50m)

The main bedroom has a UPVC double-glazed window to the rear elevation, a radiator, a fitted wardrobe with sliding doors, and carpeted flooring

Bedroom Two

12*2" x 8*2" (3.72m x 2.50m)

The second bedroom features a UPVC double-glazed window to the front elevation, a radiator, and wood-effect flooring.

Bedroom Three

6*3" x 8*8" (1.93m x 2.66m)

The third bedroom features a UPVC double-glazed window to the rear elevation, a radiator, and wood-effect flooring.

Bathroom

6*3" x 5*5" (1.92m x 1.67m)

The bathroom has a UPVC double-glazed obscure window to the front elevation, a concealed dual-flush W/C, a vanity-style wash basin, a walk-in shower with wall-mounted rainfall and handheld shower fixtures, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring

OUTSIDE

Front

At the front of the property, there is a gravelled and planted area, an outside tap, a driveway, and gated access to the rear garden

Rear

To the rear of the property is an enclosed garden featuring a patio area, a shed, a decking area, panelled fencing, and gated access

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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 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

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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.

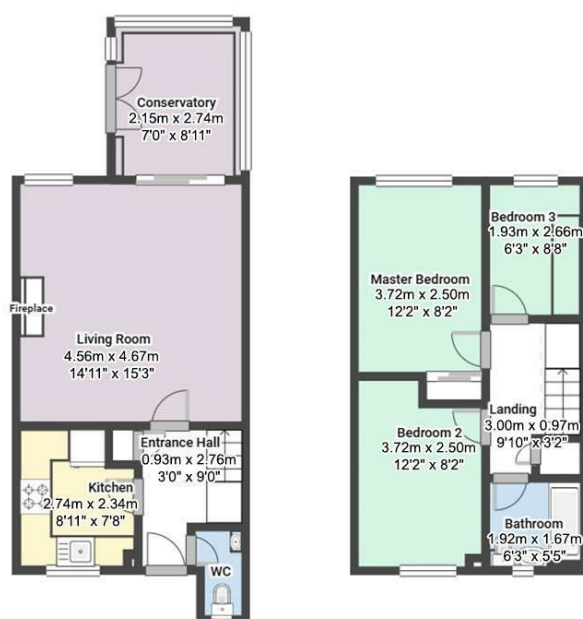
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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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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