

# HoldenCopley

PREPARE TO BE MOVED

Salcombe Road, Basford, Nottinghamshire NG5 1JW

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£180,000

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NO UPWARD CHAIN...

This three-bedroom semi-detached house offers an ideal opportunity for buyers looking to put their own stamp on a property. Situated in a convenient location close to local shops, schools, and excellent transport links, the home benefits from a welcoming community feel while remaining well-connected. The property is offered with no upward chain and is ready for immediate occupation. The ground floor comprises an entrance hall leading into a bright and spacious living room, featuring a bay-fronted window and access into the kitchen. The kitchen provides direct access to the rear garden as well as a handy ground floor W/C. Upstairs, there are three well-proportioned bedrooms and a three-piece shower room. Externally, the property boasts both front and rear gardens. The front garden is enclosed and provides pedestrian access, while the rear garden offers a private space with a patio area, lawn, shed, and fenced and hedged boundaries, perfect for outdoor entertaining or family activities.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Shower Room & Ground Floor W/C
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

10'7" x 6'0" (3.24m x 1.83m)

The entrance hall has a UPVC double glazed window to the side elevation, carpeted flooring, two in-built cupboards, a radiator, and a door providing access into the accommodation.

### Living Room

11'4" x 11'3" (3.47m x 3.45m)

The living room has a UPVC double glazed bay window to the front elevation, a feature fireplace, a TV point, and carpeted flooring.

### Kitchen/Diner

14'8" x 8'5" (4.48m x 2.59m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, a radiator, space for a fridge freezer, tiled splashback, vinyl flooring, a UPVC double glazed windows to the rear elevation, and a door opening to the rear porch.

### Rear Porch

3'0" x 2'9" (0.93m x 0.86m)

The rear porch has vinyl flooring, an in built cupboard with shelving, and a UPVC door opening to the side garden.

### W/C

4'11" x 2'7" (1.51m x 0.80m)

This space has a low level flush W/C, a wall-mounted wash basin, a wall-mounted boiler, an extractor fan, waterproof boarding, and wood-effect flooring with under-floor heating.

## FIRST FLOOR

### Landing

4'2" x 5'10" (1.29m x 1.78m)

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

### Master Bedroom

11'9" x 11'4" (3.60m x 3.46m)

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

### Bedroom Two

10'1" x 8'6" (3.08m x 2.60m)

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

### Bedroom Three

8'0" x 6'0" (2.46m x 1.83m)

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

### Shower Room

5'1" x 7'4" (1.56m x 2.26m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, an in-built cupboard, a radiator, floor-to-ceiling tiling, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is an enclosed garden, and access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, a shed, a lawn, and a fence panelled and hedge 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 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 - 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

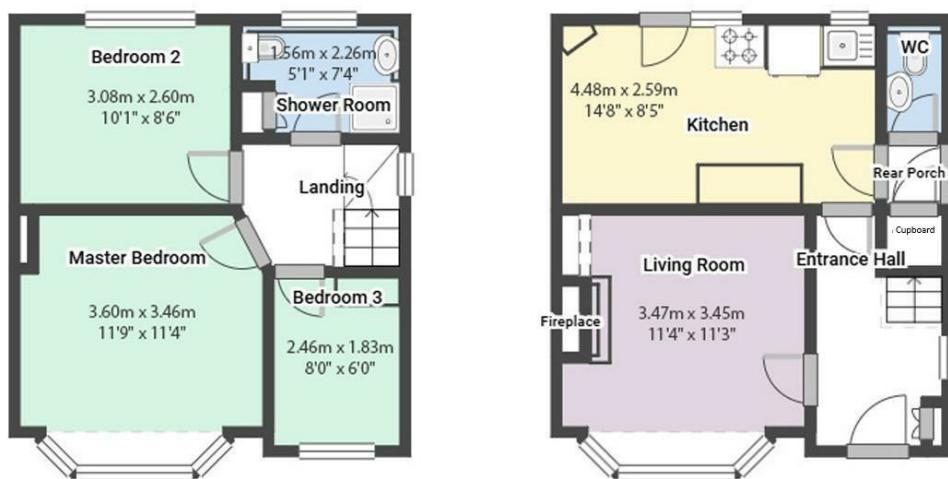
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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