

HoldenCopley

PREPARE TO BE MOVED

Carnarvon Street, Netherfield, Nottinghamshire NG4 2FL

Guide Price £120,000 - £125,000

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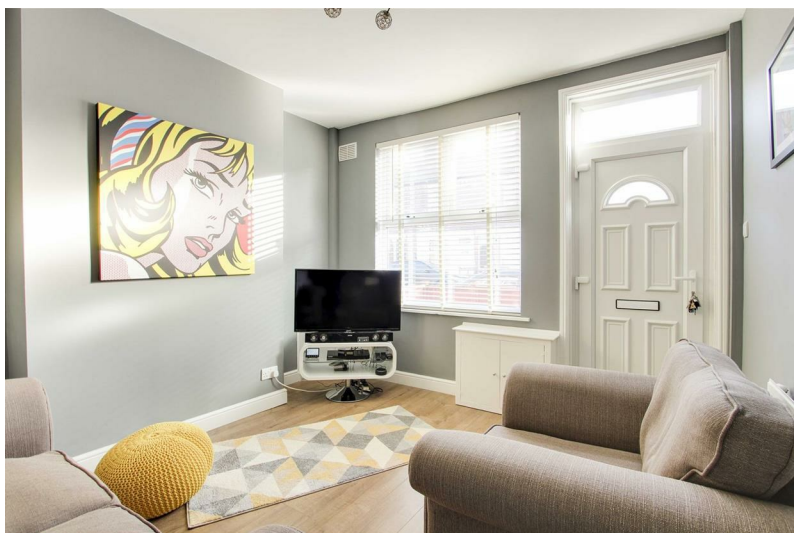


GUIDE PRICE: £120,000 - £125,000

CLOSE TO LOCAL AMENITIES...

This mid-terraced house is situated in popular but friendly location within reach of regular bus and train services as well as retail parks, various local amenities and easy access into Nottingham City Centre. This type of property would be beneficial for any first time buyer or an investor alike as the property is well presented and ready for you to move straight in! To the ground floor are two reception rooms, a fitted kitchen and a utility area. The first floor offers two double bedrooms serviced by a modern bathroom suite. Outside to the rear is a generous sized low maintenance garden.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Area
- Three-Piece Bathroom Suite
- Well Presented Throughout
- Low Maintenance Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'5" x 11'9" (3.5 x 3.6)
The living room has a UPVC double glazed window to the front elevation, laminate flooring, a fitted base cupboard, a TV point, a radiator and a UPVC door providing access into the accommodation

Dining Room

12'1" x 11'5" (3.7 x 3.5)
The dining room has a UPVC double glazed window to the rear elevation, carpeted flooring, a recessed chimney breast alcove with a tiled hearth and a radiator

Kitchen

8'6" x 6'2" (2.6 x 1.9)
The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with a hob and extractor fan, an integrated fridge, laminate flooring, tiled splash back, a UPVC double glazed window to the side elevation and a UPVC door leading out to the rear garden

Utility Area

The utility area has window to the rear elevation, laminate flooring and space and plumbing for a washing machine

FIRST FLOOR

Landing

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

Bedroom One

11'5" x 12'1" (3.5 x 3.7)
The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, an in-built wardrobe with an overhead cupboard and a period open fireplace

Bedroom Two

11'5" x 12'1" (3.5 x 3.7)
The second bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and a period open fireplace

Bathroom

8'2" x 6'2" (2.5 x 1.9)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower and a shower screen, a radiator with a chrome towel rail, wood effect lino flooring, fully tiled walls, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a low maintenance walled garden along with on street parking

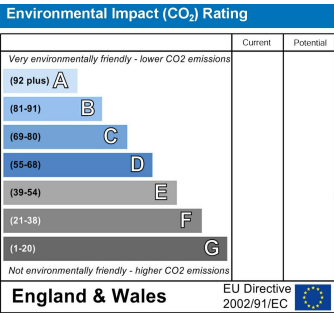
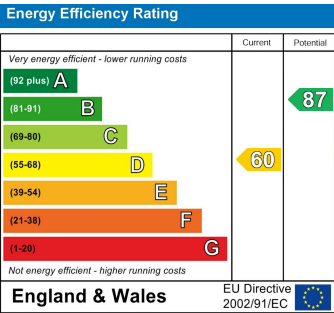
Rear

To the rear of the property is a private enclosed low maintenance garden with a decking area, paved patio, gravelled areas, a brick built shed, fence panelling, a hedged border, courtesy lighting and gated access

DISCLAIMER

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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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Approx. Gross Internal Area of the Ground floor:
378.78 Sq Ft - 35.19 Sq M
Approx. Gross Internal Area of the Entire Property:
725.27 Sq Ft - 67.38 Sq M

Approx. Gross Internal Area of the 1st floor:
346.49 Sq Ft - 32.19 Sq M
Approx. Gross Internal Area of the Entire Property:
725.27 Sq Ft - 67.38 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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