

HoldenCopley

PREPARE TO BE MOVED

Pym Walk, St. Ann's, Nottinghamshire NG3 2GP

Guide Price £150,000 - £160,000

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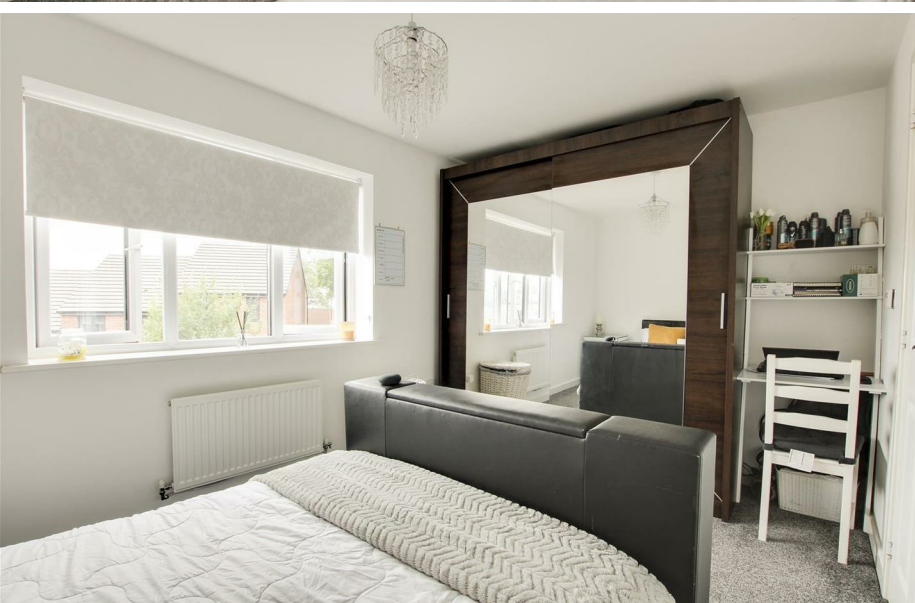
GUIDE PRICE £150,000 - £160,000

GREAT FIRST TIME BUY...

This two bedroom end terrace house would make the perfect purchase for any first time or family buyers alike as it offers spacious accommodation whilst being presented to a high standard throughout, ready to move straight into! Situated in a convenient location within easy reach of Nottingham City Centre, hosting a range of shops, eateries, excellent transport links and is within catchment area to great schools such as Rosehill School and many more. To the ground floor is an entrance hall, a fitted kitchen/diner, a spacious living room and a W/C. To the first floor are two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear is a south facing garden.

MUST BE VIEWED





- End Terrace House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Well Presented Throughout
- Off Road Parking
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" × 8'10" (1.2 × 2.7)

The entrance hall has vinyl flooring, a wall mounted radiator, carpeted stairs and a composite door providing access into the accommodation

Kitchen/Diner

10'5" × 14'9" (3.2 × 4.5)

The kitchen/diner has vinyl flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, recessed spotlights and a UPVC double glazed window to the front elevation

W/C

5'2" × 2'11" (1.6 × 0.9)

This space has vinyl flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin and an extractor fan

Living Room

13'9" × 12'1" (4.2 × 3.7)

The living room has carpeted flooring, a wall mounted radiator, a TV point and UPVC double glazed French doors to the rear garden

FIRST FLOOR

Landing

6'6" × 7'10" (2.0 × 2.4)

The landing has carpeted flooring, a wall mounted radiator, a loft hatch and provides access to the first floor accommodation

Master Bedroom

13'9" × 8'10" (4.2 × 2.7)

The main bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation

Bathroom

6'10" × 6'10" (2.1 × 2.1)

The bathroom has vinyl flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower, an extractor fan, partially tiled walls and a UPVC double glazed window to the side elevation

Bedroom Two

8'10" × 10'5" (2.7 × 3.2)

The second bedroom has carpeted flooring, a wall mounted radiator, a built-in wardrobe and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is courtesy lighting, a lawn and a driveway providing off road parking

Rear

To the rear of the property is a south facing garden with a patio area, courtesy lighting, an outdoor tap, a lawn, a range of plants and shrubs and panelled fencing

DISCLAIMER

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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	



Approx. Gross Internal Area of the Ground floor:
335.08 Sq Ft - 31.13 Sq M
Approx. Gross Internal Area of the Entire Property:
664.78 Sq Ft - 61.76 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
329.7 Sq Ft - 30.63 Sq M
Approx. Gross Internal Area of the Entire Property:
664.78 Sq Ft - 61.76 Sq M

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