

HoldenCopley

PREPARE TO BE MOVED

Bobbers Mill Road, Bobbersmill, Nottinghamshire NG7 5JS

Guide Price £150,000

Bobbers Mill Road, Bobbersmill, Nottinghamshire NG7 5JS



GUIDE PRICE £150,000 - £160,000

MID TERRACED HOUSE...

This mid-terraced home presents an excellent opportunity for first-time buyers or investors, offering comfortable living in a convenient location with easy access to Nottingham City Centre via excellent transport links. Stepping inside, the ground floor comprises of a welcoming dining room that seamlessly connects to a spacious and inviting living room, creating a warm and versatile space for relaxing or entertaining. The fitted kitchen, complete with ample storage and workspace, provides direct access to the rear garden. Upstairs, the property features two well-proportioned bedrooms, both offering plenty of natural light, along with a modern three-piece bathroom suite. The layout is well-designed to maximise space and comfort, catering perfectly to a range of buyers. Externally, the property boasts a small courtyard to the front, adding to its character and charm. To the rear, there is a fully enclosed, low-maintenance garden, complete with a shed for additional storage, a fence-panelled boundary for privacy, and gated access.

MUST BE VIEWED...





- Mid Terraced House
- Two Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Courtyard
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Dining Room

11'6" x 12'3" (3.53m x 3.75m)

The dining room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a TV point, original wood flooring, and a door opening providing access into the accommodation.

Living Room

16'4" x 11'9" (5.00m x 3.59m)

The living room has a UPVC double glazed window to the rear elevation, a wrought iron feature fireplace, a picture rail, coving to the ceiling, a ceiling rose, a radiator, and carpeted flooring.

Kitchen

13'8" x 5'7" (4.17m x 1.71m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a wall-mounted boiler, space for a fridge freezer, space and plumbing for a washing machine, coving to the ceiling, tiled splash back, tiled flooring, single glazed windows to the rear and side elevation, and a door providing access to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

12'2" x 11'7" (3.73m x 3.55m)

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

Bedroom Two

8'6" x 13'6" (2.60m x 4.13m)

The two bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

5'8" x 10'0" (1.74m x 3.07m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, partially tiled walls, and original wood flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed low-maintenance garden with a shed, a fence panelled boundary, 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 1000Mbps and Upload Speed 100Mbps

Phone Signal – Mostly 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:

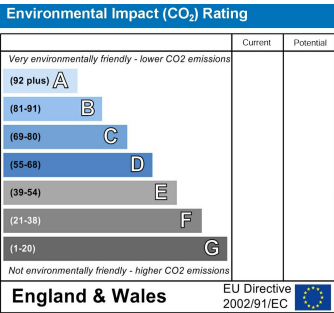
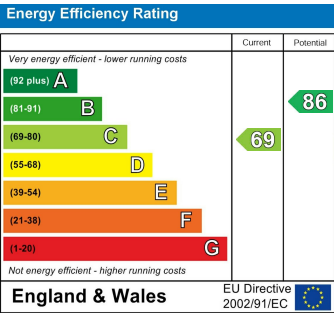
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

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.



Bobbers Mill Road, Bobbersmill, Nottinghamshire NG7 5JS

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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.