

HoldenCopley

PREPARE TO BE MOVED

Murray Close, Nottingham, Nottinghamshire NG5 5UX

Offers Over £225,000

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GUIDE PRICE £225,000 - £240,000

TERRECED HOUSE...

This four-bedroom terraced house, nestled in a popular residential area close to Nottingham City Hospital, is the perfect choice for a growing family. Offering a blend of modern convenience and ample living space, this home is designed to cater to the needs of a busy household while providing a peaceful retreat. As you step inside, you are welcomed by a spacious living room, ideal for relaxation or entertaining guests. The room is bathed in natural light. The fitted kitchen is located at the front of the property. The ground floor also provides convenient access to a W/C, ensuring practicality for family life. Upstairs, the house boasts four bedrooms. The master bedroom and second bedroom both feature en-suite bathrooms, offering a touch of luxury and privacy. A further three-piece family bathroom suite serves the remaining two bedrooms, ensuring everyone in the household has their own personal space. The outside space to the front of the property, you'll find a gravelled area with courtesy lighting, providing a welcoming entrance, along with access to the garage at the rear. To the rear, there is a south-facing garden complete with a patio for outdoor dining, a lawn, and a secure fence panelled boundary. Gated access leads directly to the garage, offering added convenience. Families will appreciate the outstanding local schools in the area. Arnold Hill Academy, just 2.5 miles away, is highly regarded, while Richard Bonington Primary and Nursery School is within 3 miles, making the school run easy and stress-free. Commuting and travel are hassle-free with excellent transport links nearby. The A60 is just 4 miles from the property, providing easy access to Nottingham City Centre and surrounding areas. Public transport options are abundant, with regular bus services running close by, and the quiet, low-traffic streets make commuting by car a breeze.

MUST BE VIEWED





- Terraced House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Two En-Suites
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

10*9" x 3*6" (3.28 x 1.07)

The hallway has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, floor-to-ceiling tiling, and tiled flooring.

Kitchen

10*0" x 7*6" (3.05 x 2.29)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a fridge freezer, space and plumbing for the washing machine, space for a tumble dryer, a radiator, tiled splashback, and tiled flooring, and a UPVC double glazed window to the front elevation.

Lounge/Diner

14*10" x 14*7" (4.53 x 4.46)

The lounge/diner has a UPVC double glazed window to the rear elevation, an in-built cupboard, space for a dining table, two radiators, a feature fireplace with wood surround and marble-effect hearth, coving to the ceiling, wood-effect flooring, and double French door opening out t the rear garden.

FIRST FLOOR

Landing

The landing has wood-effect flooring, a radiator, access into the loft, and access to the fits floor accommodation.

Master Bedroom

42*7**9*10" x 9*10**13*2" (13*3 x 3*40)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, wood-effect flooring, and access into the en-suite.

En-Suite

6*1" x 5*4" (1.86 x 1.64)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a radiator, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

15*2" x 8*3" (4.63 x 2.53)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, wood-effect flooring, and access into the en-suite.

En-Suite

4*11" x 4*4" (1.50 x 1.34)

The en-suite has a concealed dual W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

Bedroom Three

11*8" x 8*1" (3.56 x 2.48)

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

Bedroom Four

9*8" x 8*3" (2.96 x 2.54)

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

Bathroom

6*5" x 6*1" (1.98 x 1.87)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, an extractor fan, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a gravelled areas, courtesy lighting, and access to the garage and rear garden.

Rear

To the rear of the property is an enclosed south facing garden with a patio, a lawn, a fence panelled boundary, and gated access to the garage.

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 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

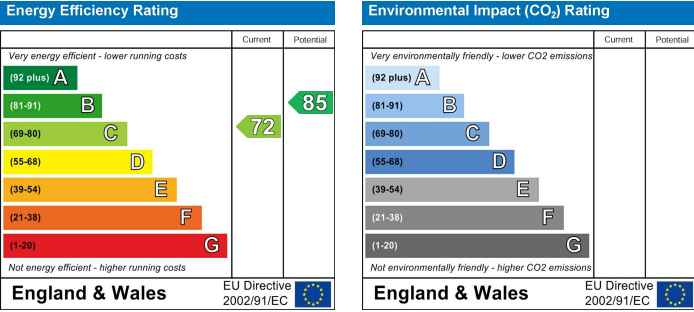
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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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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