

# HoldenCopley

PREPARE TO BE MOVED

Osborne Street, Radford, Nottinghamshire NG7 5LY

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Guide Price £140,000 - £160,000

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GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

This two bedroom mid-terrace home is a great option for a range of buyers and is offered to the market with no upward chain. The location works well for anyone wanting easy access to local amenities, Nottingham City Centre and reliable transport links, along with a good choice of shops, bars and places to eat nearby. Inside, the ground floor has a comfortable living room with a bay fronted window, followed by a dining room and a fitted kitchen. Upstairs there are two double bedrooms and a three piece bathroom. Outside, the front provides access to on street parking, while the rear offers a courtyard style garden.

MUST BE VIEWED!





- Mid-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Courtyard Style Garden
- No Upward Chain
- Close To A Range Of Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Living Room

13'10" into bay x 12'1" (4.22m into bay x 3.68m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, a UPVC double-glazed bay window to front elevation and a single UPVC door providing access into the accommodation.

### Dining Room

14'9" max x 12'1" (4.50m max x 3.68m)

The dining room has laminate wood-effect flooring, carpeted stairs, a radiator and a UPVC double-glazed window to the rear elevation.

### Kitchen

9'9" x 7'3" (2.97m x 2.21m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated gas ring hob, an extractor fan, recessed spotlights, tiled walls, a wall-mounted boiler, vinyl flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

14'11" x 2'5" (4.56m x 0.74m)

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

### Master Bedroom

12'1" x 11'5" (3.68m x 3.48m)

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

### Bedroom Two

11'10" x 9'3" (3.61m x 2.82m)

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

### Bathroom

9'10" max x 7'3" (3.00m max x 2.21m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a heated towel rail, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is access to on-street parking.

### Rear

The rear garden has a brick-built outhouse, a concrete pathway and potential for a lawn.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

### Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

### 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.

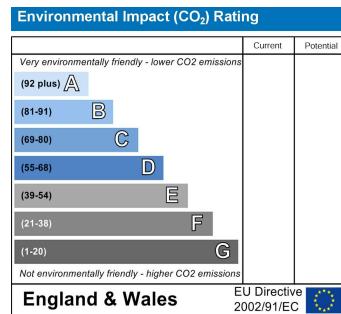
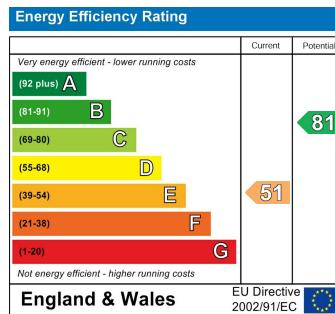
The vendor has advised the following:

Property Tenure is Freehold

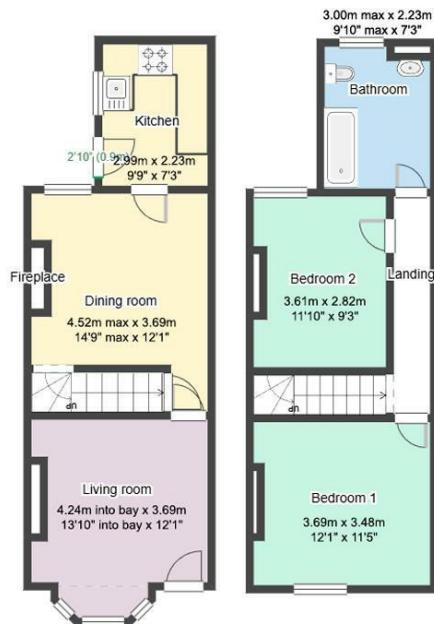
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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**This floorplan is for illustrative purposes only.**

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