

HoldenCopley

PREPARE TO BE MOVED

Woodstock Avenue, Radford, Nottinghamshire NG7 5QP

£190,000

Woodstock Avenue, Radford, Nottinghamshire NG7 5QP



IDEAL FOR FIRST TIME BUYERS...

This three-bedroom end-terrace house offers a fantastic opportunity for first-time buyers looking to step onto the property ladder. This home is situated in a convenient location within easy reach of local shops, great schools, regular transport links, and just a short distance from Nottingham City Centre. To the ground floor, the property comprises a useful porch leading into a entrance hallway, a bay-fronted reception room with a feature gas fireplace, a fitted kitchen with a range cooker, and a three-piece bathroom suite. Upstairs, the first floor hosts three well-proportioned bedrooms, a practical wet room, and access to a boarded loft, providing additional storage. Outside, the property benefits from gated access to a driveway providing off-street parking for one vehicle, along with a front garden with a lawn. To the rear is a private garden featuring a paved patio seating area and a lawn—ideal for relaxing or entertaining in the warmer months. This home presents a fantastic opportunity for buyers to secure a well-positioned home with great potential.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Bay Fronted Reception Room With Fireplace
- Well Appointed Fitted Kitchen
- Ground Floor Three Piece Bathroom Suite
- First Floor Wet Room
- Off-Road Parking
- Private Enclosed Rear Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Porch

5'4" x 4'11" (1.63 x 1.52)

The porch has UPVC double-glazed obscure windows to the side and front elevation, carpeted flooring and a single UPVC door.

Hallway

2'11" x 2'9" (0.90 x 0.86)

The hallway has carpeted flooring and stairs, a stair-lift and a single UPVC door providing access into the accommodation.

Living Room

14'5" x 10'10" (4.40 x 3.31)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and coving.

Kitchen

11'4" x 10'11" (3.47 x 3.34)

The kitchen has a range of fitted base and wall units with worktops, a Range cooker, a washing machine, space and plumbing for a dishwasher, space for an under the counter fridge, space for a fridge-freezer, a stainless steel sink with a drainer, carpeted flooring, open access into the pantry, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Bathroom

10'2" x 5'10" (3.11 x 1.80)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, vinyl flooring, partially tiled walls, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

10'10" x 10'7" (3.31 x 3.25)

The main bedroom has a UPVC double-glazed window to the front elevation and wood-effect flooring.

Bedroom Two

10'10" x 8'9" (3.32 x 2.68)

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

Bedroom Three

8'3" x 7'7" (2.54 x 2.32)

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

Wet Room

6'8" x 6'1" (2.05 x 1.86)

The wet room has a low level flush W/C, a pedestal wash basin, an electric shower, waterproof flooring, a radiator, tiled walls, an extractor and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front a driveway with gated access, a garden with a lawn, mature trees and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, a shed, mature shrubs, an outdoor tap and fence panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

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.

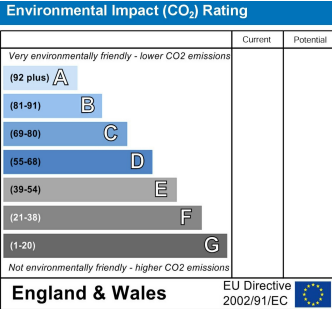
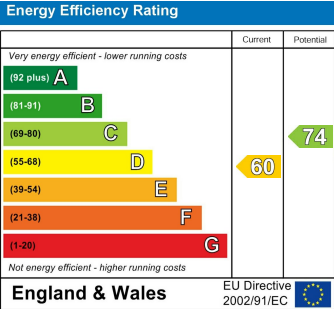
The vendor has advised the following:

Property Tenure is Freehold

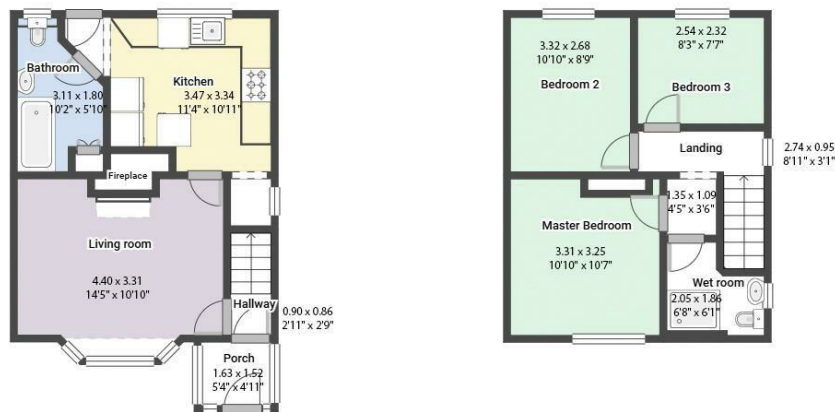
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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.



Woodstock Avenue, Radford, Nottinghamshire NG7 5QP



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.