

HoldenCopley

PREPARE TO BE MOVED

Vincent Gardens, Bobbers Mill, Nottinghamshire NG7 5GA

Asking Price £150,000

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NO UPWARD CHAIN...

This four bedroom mid-terrace house offers spacious accommodation spanning across three floors making it the ideal purchase for any first time or family buyers alike. The property benefits from being sold to the market with no upward chain, ready to move straight into! Situated close to a range of local amenities such as shops, eateries and excellent transport links as well as being just a short distance from Nottingham City Centre. To the ground floor is a porch, an entrance hall, a modern fitted kitchen, a spacious living room and a conservatory. To the first floor are two good sized bedrooms serviced by a three piece bathroom suite with the final two bedrooms to the second floor. Outside to the front of the property is off street parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Mid-Terrace House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Off Road Parking
- Private Enclosed Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

4'3" x 4'11" (1.3 x 1.5)
The porch has a range of UPVC double glazed windows, a poly carbonate roof and a UPVC double glazed door providing access into the accommodation

Kitchen

11'1" x 12'1" (3.4 x 3.7)
The kitchen has wood effect flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, space for a double oven, an integrated extractor hood, space and plumbing for a washing machine, space for an American fridge freezer and a UPVC double glazed window to the front elevation

Hall

5'10" x 4'7" (1.8 x 1.4)
The hall has wood effect flooring, an under stairs cupboard, carpeted stairs and provides access to the ground floor accommodation

Living Room

13'9" x 12'1" (4.2 x 3.7)
The living room has carpeted flooring, a wall mounted radiator, cornice to the ceiling, a TV point, space for a dining table, a UPVC double glazed window and double doors to the conservatory

Conservatory

12'5" x 9'10" (3.8 x 3.0)
The conservatory has carpeted flooring, a polycarbonate roof, a range of UPVC double glazed windows and a single door to the garden

FIRST FLOOR

First Floor Landing

9'6" x 2'11" (2.9 x 0.9)
The landing has carpeted flooring, a built-in cupboard and provides access to the first floor accommodation

Master Bedroom

12'1" x 13'9" (3.7 x 4.2)
The main bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes, over the bed fitted storage cupboards and a UPVC double glazed window to the rear elevation

Bedroom Four

9'6" x 6'10" (2.9 x 2.1)
The fourth bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bathroom

6'2" x 7'2" (1.9 x 2.2)
The bathroom has floor to ceiling tiles, a chrome heated towel rail, a low level flush W/C, a pedestal wash basin, a panelled bath, a built-in cupboard and a UPVC double glazed obscure window to the front elevation

SECOND FLOOR

Second Floor Landing

3'3" x 2'11" (1.0 x 0.9)
The second floor landing has carpeted flooring and provides access to the second floor accommodation

Bedroom Two

14'1" x 12'1" (4.3 x 3.7)
The second bedroom has carpeted flooring, a wall mounted radiator, a built-in cupboard, a UPVC double glazed window to the rear elevation and provides access onto the balcony

Bedroom Three

12'1" x 10'5" (3.7 x 3.2)
The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is access to off road parking

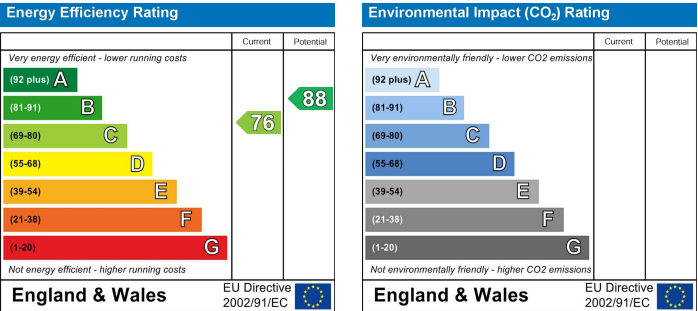
Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, panelled fencing and gated access

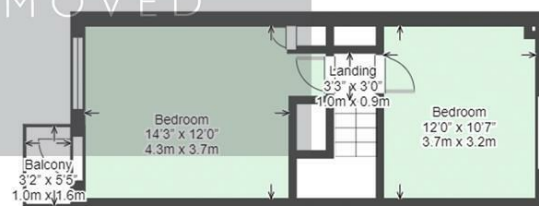
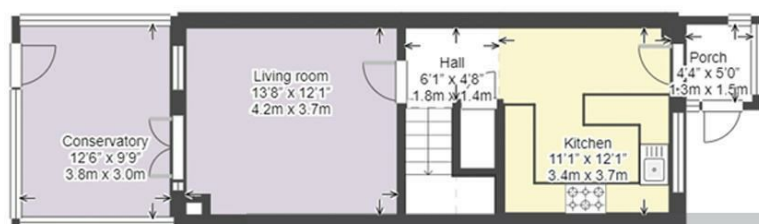
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Approx. Gross Internal Area of the Ground floor:
503.21 Sq Ft - 46.75 Sq M
Approx. Gross Internal Area of the Entire Property:
1218.15 Sq Ft - 113.17 Sq M

Approx. Gross Internal Area of the 1st floor:
340.57 Sq Ft - 31.64 Sq M
Approx. Gross Internal Area of the Entire Property:
1218.15 Sq Ft - 113.17 Sq M

Approx. Gross Internal Area of the 2nd floor:
374.37 Sq Ft - 34.78 Sq M
Approx. Gross Internal Area of the Entire Property:
1218.15 Sq Ft - 113.17 Sq M

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