

# HoldenCopley

PREPARE TO BE MOVED

Holland Street, Hyson Green, Nottinghamshire NG7 5DS

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Guide Price £140,000

GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

This two-bedroom end-terraced home, offered with no upward chain, presents an excellent opportunity for first-time buyers or investors alike. Conveniently located close to a variety of local amenities, including shops, schools, and transport links. Stepping inside, the ground floor boasts two reception rooms, offering flexible living and dining areas, leading to a fitted kitchen. Upstairs, there are two generously sized double bedrooms, with the second bedroom providing access to a three-piece bathroom suite. Externally, the property benefits from on-street parking at the front, while the low-maintenance rear garden features a patio seating area, perfect for enjoying the rear garden.

MUST BE VIEWED!



- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Low-Maintenance Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Living Room

11'4" x 12'8" (3.47m x 3.88m)

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



### Dining Room

10'0" x 12'8" (3.07m x 3.88m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

### Kitchen

4'8" x 9'10" (1.44m x 3.02m)

The kitchen has base and wall units with a worktop, a stainless steel sink with a mixer tap, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, 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

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



### Master Bedroom

12'9" x 11'2" (3.89m x 3.41m)

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

### Bedroom Two

12'9" x 10'1" (3.89m x 3.09m)

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

### Bathroom

6'4" x 4'8" (1.94m x 1.44m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls, 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 and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed low-maintenance garden with a concrete patio area and a gravel border, access to an outdoor W/C and fence panelling boundaries.

### 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.

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.

## 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 - Some coverage of 5G

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years

Flood Defences - No

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No



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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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