

# HoldenCopley

PREPARE TO BE MOVED

Tithe Gardens, Top Valley, Nottinghamshire NG5 9PB

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Guide Price £170,000 - £180,000



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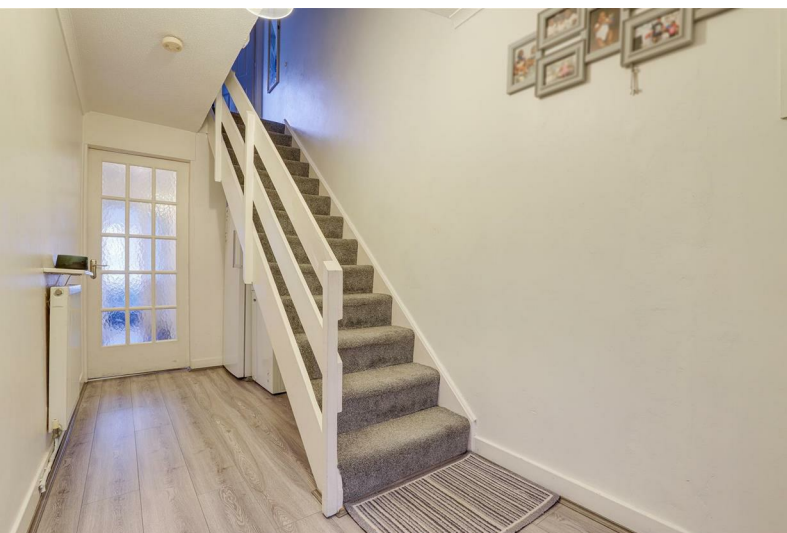


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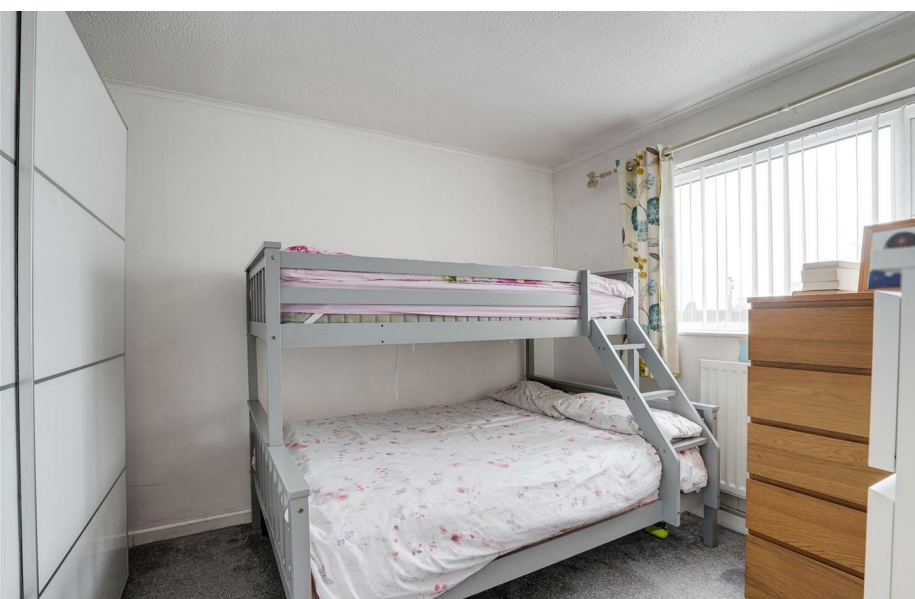
### IDEAL FIRST HOME...

This three-bedroom mid-terrace house offers surprisingly spacious accommodation, making it an excellent choice for first-time buyers ready to step onto the property ladder. Located in a well-connected area, the property is within close reach of a variety of local amenities, including convenient shops, superb transport links, and reputable schools, making it ideal for a young family or professionals. On the ground floor, you're welcomed by an entrance hall that leads into a comfortable living room, perfect for relaxing after a long day. The modern fitted kitchen is thoughtfully designed with contemporary finishes, providing a functional and stylish space for meal preparation. A handy downstairs WC adds practicality, while the bright and airy conservatory extends the living space, creating a versatile area for dining or entertaining. Upstairs, the property features three generously proportioned double bedrooms and a three-piece bathroom suite. Additional storage solutions include access to a boarded loft, ideal for keeping the home organised and clutter-free. Externally, the property boasts a front garden with a neat lawn. To the rear, a private, tiered low-maintenance garden is designed for ease and enjoyment, with a patio area perfect for outdoor dining or relaxation. A detached garage provides secure storage or parking, while a single wooden gate opens to a designated parking area, ensuring convenience for homeowners and visitors alike. This property combines comfort, practicality, and convenience, making it an ideal first home.

### MUST BE VIEWED







- Mid Terrace House
- Three Double Bedrooms
- Reception Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Conservatory
- Three Piece Bathroom Suite
- Off-Road Parking & Garage
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15'2" x 5'9" (4.63m x 1.77m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

13'3" x 11'8" (4.06m x 3.57m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring and a radiator.

Kitchen

13'4" x 11'4" (4.07m x 3.47m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for an American style fridge-freezer, space for a dining table, wood-effect flooring, a vertical radiator, coving and a UPVC double-glazed window to the rear elevation.

Hall

9'0" x 2'10" (2.76m x 0.87)

The hall has tiled flooring and a built-in cupboard.

W/C

2'6" x 5'6" (0.77m x 1.68m)

This space has a low level flush W/C, a corner wash basin with a tiled splashback and fitted storage, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Conservatory

6'11" x 8'10" (2.13m x 2.70m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

9'6" x 8'7" (2.92m x 2.64m)

The landing has carpeted flooring, two built-in cupboards, access into the boarded loft, coving and provides access to the first floor accommodation.

Master Bedroom

11'10" x 13'10" (3.63m x 4.22m)

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

Bedroom Two

9'10" x 11'6" (3.02m x 3.53m)

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

Bedroom Three

8'10" x 8'9" (2.70m x 2.67m)

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

Bathroom

5'5" x 6'9" (1.67m x 2.07m)

The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted P shaped panelled bath with a mains-fed shower and a glass shower screen, tiled flooring and walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn.

Rear

To the rear is a private tiered low maintenance garden with a fence panelled boundary, an outdoor tap, a patio, a detached garage and a single wooden gate providing access out to the available parking area.

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 - 1000 Mbps (Highest available download speed)
- 100 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Medium risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues - No

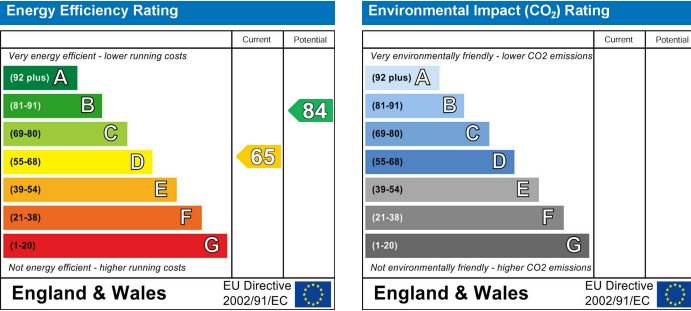
DISCLAIMER

Council Tax Band Rating - Gedling Borough 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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# Tithe Gardens, Top Valley, Nottinghamshire NG5 9PB

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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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