

# HoldenCopley

PREPARE TO BE MOVED

Radford Boulevard, Radford, Nottinghamshire NG7 3BL

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£160,000

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## REDEVELOPMENT OPPORTUNITY – THREE-BEDROOM END-TERRACE WITH COMMERCIAL SHOP SPACE, NO CHAIN...

A three-bedroom end-terraced residential property with a commercial shop space, offered to the market with no upward chain and requiring full renovation throughout. The property presents a substantial investment opportunity, ideal for developers or buyers looking for a complete refurbishment project. Situated in a convenient location close to local amenities including shops, schools, and with good commuting links to Nottingham City Centre. The accommodation is arranged over three floors. To the ground floor is an entrance hall with access to the living area, kitchen space, and a lean-to. The commercial shop unit also provides access to a cellar. The upper floors offer three double bedrooms, with scope for reconfiguration, including the potential to create a bathroom on the top floor, subject to the necessary consents. Externally, there is on-street parking to the front and a low-maintenance courtyard garden to the rear.

MUST BE VIEWED!





- Residential Accommodation With Commercial Unit
- Three Double Bedrooms
- Reception Room
- Fitted Kitchen
- Cellar
- On-Street Parking
- Plenty Of Potential
- No Upward Chain
- Close To A Range Of Local Amenities
- Great Investment Opportunity





## GROUND FLOOR

### Entrance Hall

The entrance hall has exposed flooring and a single door providing access into the accommodation.

### Living Room

12'3" x 11'3" (3.74m x 3.45m)

The living room has exposed flooring, and two windows to the side and rear elevations.

### Kitchen

7'1" x 8'3" (2.18m x 2.53m)

The kitchen has a fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, an integrated oven and a hob, space and plumbing for a washing machine, partially tiled walls, a wall-mounted boiler, tiled flooring, two windows to the side and rear elevation and a single door providing access to the lean-to.

### Lean-To

4'8" x 8'5" (1.44m x 2.57m)

the lean-to has exposed flooring, windows to the side elevation and a single door providing access to the rear garden.

### Shop

14'0" x 11'1" (4.29m x 3.40m)

The shop has fitted worktops, a two stainless steel sinks and a drainer with a mixer tap, an integrated oven, partially tiled walls, an extractor fan, ceiling coving, recessed spotlights, laminate wood-effect flooring, access to the cellar, windows to the front elevation and a single door providing access into the shop.

## FIRST FLOOR

### Landing

11'3" x 5'2" (3.45m x 1.60m)

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

### Master Bedroom

12'2" x 11'3" (3.71m x 3.45m)

The main bedroom has exposed flooring and a UPVC double-glazed window to the side elevation.

### Bedroom Two

11'1" x 11'3" (3.38m x 3.44m)

The second bedroom has carpeted flooring, ceiling coving, and a UPVC double-glazed window to the front elevation.

## SECOND FLOOR

### Landing

5'0" x 11'5" (1.53m x 3.48m)

The landing has exposed flooring, a loft hatch and provides access to the second floor accommodation.

### Bedroom Three

11'5" x 10'3" (3.48m x 3.14m)

The third bedroom has exposed flooring, a radiator, fitted cupboards and a UPVC double-glazed window to the front elevation.

### Bathroom

11'5" x 12'2" (3.48m x 3.73m)

The bathroom has a plumbed in W/C, space for a sink, a bath and shower enclosure, exposed flooring and a UPVC double-glazed obscure window to the rear elevation.

## BASEMENT

### Cellar

13'5" x 11'9" (4.09m x 3.60m)

The cellar has courtesy lighting and provides ample storage space.

## OUTSIDE

### Front

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

### Rear

To the rear of the property is a low maintenance courtyard garden, a brick-built outhouse and brick-wall boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, CityFibre, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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 – 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 Leasehold

Property Tenure is Leasehold. Term: 999 years from 29th September 1898 Term remaining 872 years.

The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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