

# HoldenCopley

PREPARE TO BE MOVED

Swildon Walk, Top Valley, Nottinghamshire NG5 9NL

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£170,000

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## NO UPWARD CHAIN...

This well maintained three bedroom end terraced house is offered to the market with no upward chain and would make an excellent purchase for first time buyers, families or investors alike. Enjoying a quiet yet convenient position, the property is ideally placed close to excellent transport links, City Hospital, Bestwood Country Park and provides easy access into Nottingham City Centre. Internally, the accommodation is neutrally decorated throughout and begins with an entrance hall, a ground floor WC and useful storage space, leading through to a spacious living room and an open plan fitted kitchen diner with modern units, creating a practical and sociable layout. To the first floor are three good sized bedrooms, all serviced by a bathroom suite. Outside, the property benefits from an enclosed rear garden along with a brick built outhouse, offering additional storage and outdoor practicality.

## MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Open Plan & Modern Kitchen Diner
- Good-Sized Living Room
- Ample Storage Space
- Three-Piece Bathroom Suite
- Private Enclosed Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

16'2" x 5'10" (max) (4.93m x 1.79m (max))

The entrance hall has carpeted flooring, a radiator, an in-built storage cupboard, and a single UPVC door providing access into the accommodation.

W/C

4'11" x 2'7" (1.50m x 0.79m )

This space has a low level dual flush WC, a wash basin, tiled splashback, a radiator, wood-effect flooring, and a UPVC double-glazed window to the front elevation.

Living Room

14'6" x 11'5" (max) (4.43m x 3.48m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, and a radiator.

Storage Cupboard

6'11" x 2'10" (2.11m x 0.88m )

This space has carpeted flooring and wall-mounted shelves.

Kitchen/Diner

17'8" x 11'6" (max) (5.39m x 3.53m (max))

The kitchen has a range of fitted base and wall units with a wrap-around worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor hood and splashback, space and plumbing for a washing machine, wood-effect flooring, an open plan dining area, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

12'1" x 6'0" (max) (3.69m x 1.85m (max))

The landing has carpeted flooring, an in-built airing cupboard, an in-built storage cupboard, access to the loft, and provides access to the first floor accommodation.

Storage on Landing

3'1" x 2'6" (0.95m x 0.78m )

Airing Cupboard on Landing

2'7" x 1'11" (0.80m x 0.59m )

Bedroom One

12'10" x 11'4" (max) (3.92m x 3.47m (max))

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

Bedroom Two

13'6" x 11'5" (max) (4.12m x 3.49m (max))

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

Bedroom Three

8'5" x 7'6" (2.59m x 2.30m )

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

Bathroom

7'5" x 5'6" (2.27m x 1.69m )

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead mains-fed shower and a shower screen, partially tiled walls, wood-effect flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a patio pathway and a lawned garden, with external lighting.

Rear

To the rear of the property is a private, enclosed garden featuring a lawn, an empty brick built raised pond, a concrete pathway, an outhouse, external lighting, a mix of fence panels and brick boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – No

DISCLAIMER

Some images have been virtually staged to show potential furniture layouts.

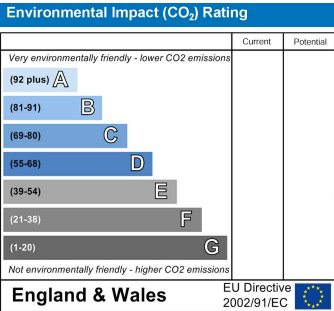
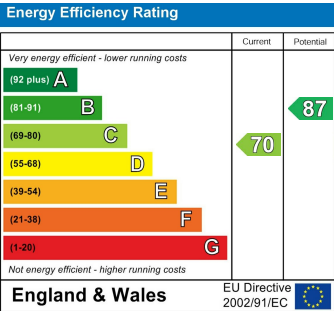
Council Tax Band Rating - Nottingham City Council - Band A

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

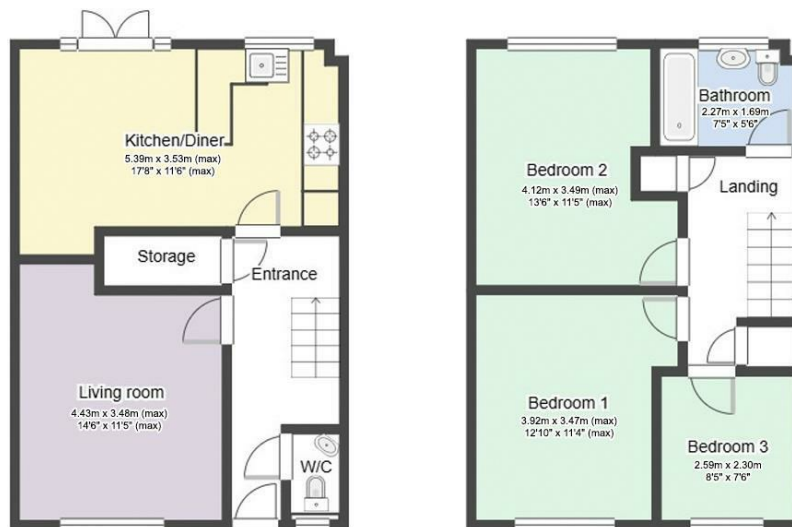
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**This floorplan is for illustrative purposes only.**

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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

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