

HoldenCopley

PREPARE TO BE MOVED

Harmston Rise, Basford, Nottinghamshire NG5 1NR

Guide Price £190,000

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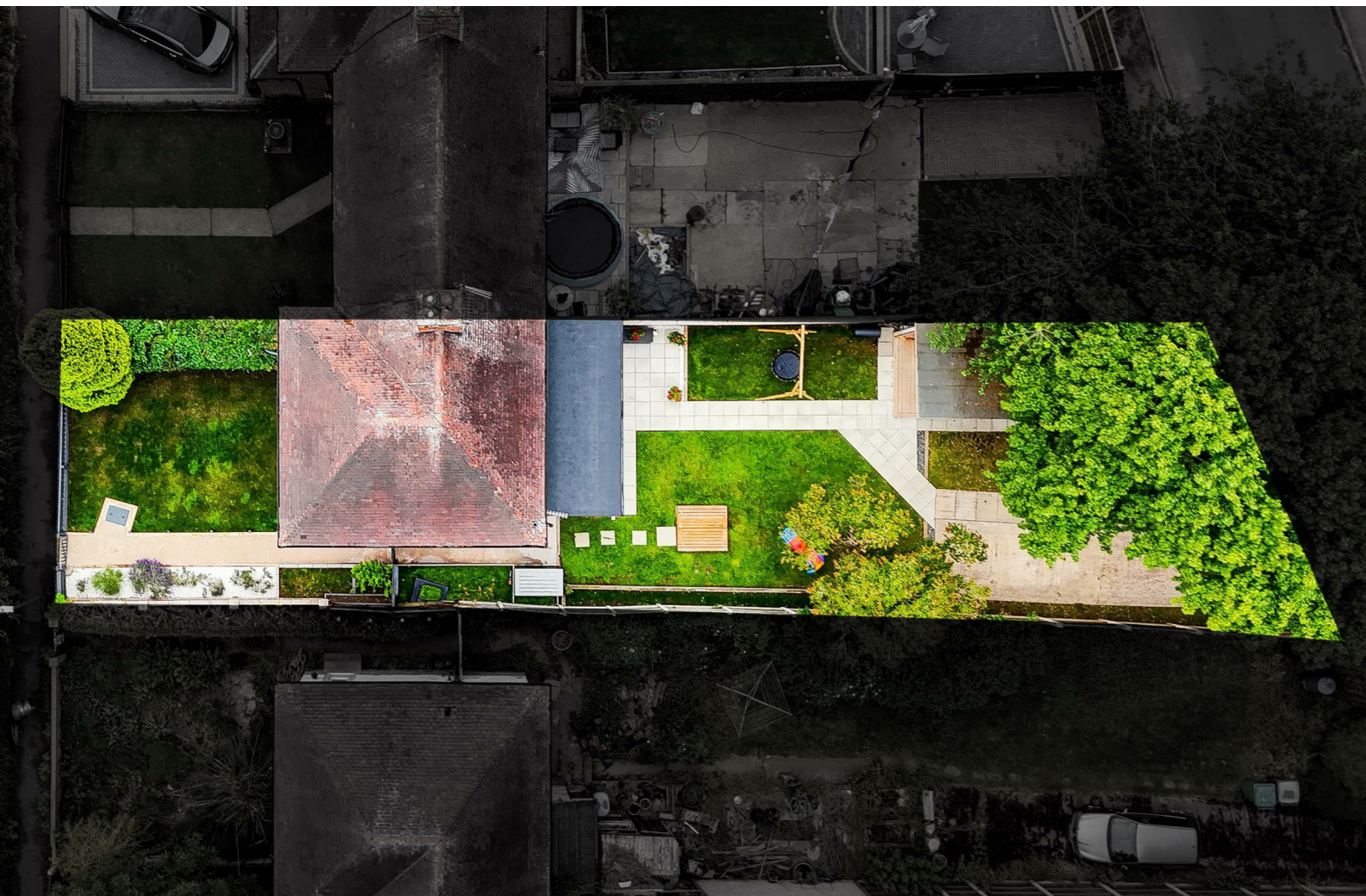


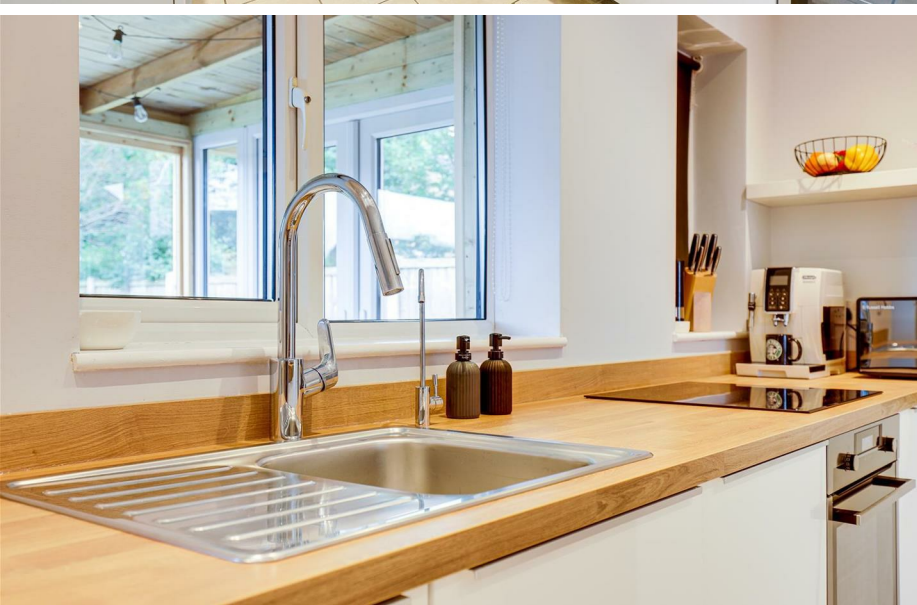
GUIDE PRICE: £190,000 - £210,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this deceptively spacious two bedroom end terrace house is the ideal purchase for a range of buyers. From first time buyers looking to get on the property ladder, families looking for a cosy home to put down their roots in, or investors looking for their next rental opportunity. Situated in a popular and convenient location, this home benefits from being within easy reach of a range of local amenities such as shops, eateries, schools, and parks, Nottingham City Hospital, alongside excellent transport links into Nottingham City Centre. Internally, the ground floor of the property is home to a cosy living room, a well-presented modern fitted kitchen with space for dining, and a conservatory. Upstairs, the first floor offers a double master bedroom with ample in-built storage space, and a second double bedroom, serviced by a modern three piece family bathroom suite. Externally, the front of the property offers a well-maintained front garden with a lawn and some planted areas. Meanwhile, the rear of the property offers a private enclosed garden with a paved patio seating area, a lawn, a versatile summerhouse, and ample greenery - a perfect outdoor retreat.

MUST BE VIEWED





- End Terrace House
- Two Double Bedrooms
- Cosy Well-Presented Living Room
- Modern Fitted Kitchen
- Conservatory
- Modern Three Piece Family Bathroom
- Beautiful Rear Garden & Summerhouse
- Off-Street Parking
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*8" x 2*9" (1.12m x 0.85m)

The entrance hall has wood-effect flooring and carpeted stairs, a fitted storage cupboard, and a single wooden door providing access into the accommodation.

Living Room

11*0" x 13*11" (3.36m x 4.26m)

The living room has wood-effect flooring, a radiator, a built-in recessed entertainment nook with shelving, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Kitchen

8*2" x 17*4" (2.51m x 5.29m)

The kitchen has a range of fitted gloss handleless base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and a drainer, an integrated oven and an induction hob, an integrated washer/dryer, an integrated dishwasher, a freestanding fridge freezer, a built-in storage cupboard, tiled flooring, a radiator, recessed spotlights, three UPVC double-glazed windows to the rear elevation, and a single UPVC door leading into the conservatory.

Conservatory

17*2" x 8*0" (5.24m x 2.46m)

The conservatory has wooden flooring, walls and roof, UPVC double-glazed windows to the rear and side elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

4*8" x 2*9" (1.43m x 0.85m)

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

Master Bedroom

9*8" x 12*5" (2.97m x 3.80m)

The main bedroom has carpeted flooring, an in-built wardrobe, a n in-built mirrored siding door wardrobe, a radiator, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

9*10" x 9*1" (3.00m x 2.78m)

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

Bathroom

6*8" x 7*10" (2.05m x 2.40m)

The bathroom has a low level flush W/C, a countertop wash basin with a mixer tap, a panelled bath with a wall-mounted handheld and overhead shower fixture and a glass shower screen, tiled flooring and walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a single UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn, a pathway, planted area, gated access to the rear, and boundaries made up of a hedge, a brick wall, and fence panelling with gated access.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, some trees, a summerhouse, a shed, fence panelled boundaries, and a driveway providing off-street parking via gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

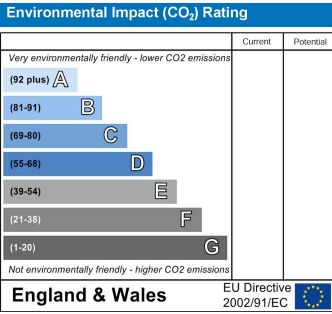
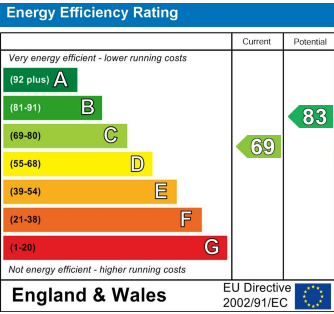
The vendor has advised the following:

Property Tenure is Freehold.

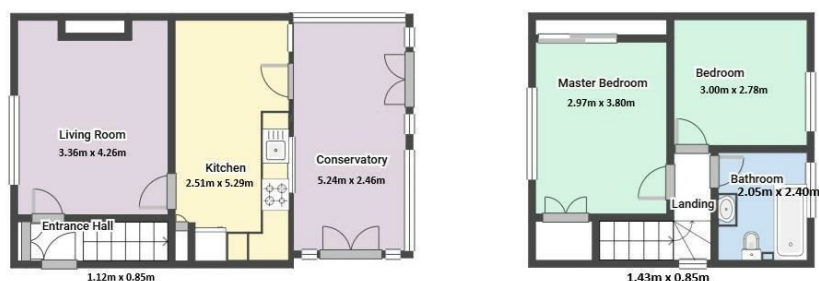
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

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Harmston Rise, Basford, Nottinghamshire NG5 INR



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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