

HoldenCopley

PREPARE TO BE MOVED

Chevin Gardens, Top Valley, Nottinghamshire NG5 9ES

Guide Price £160,000

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GUIDE PRICE £160,000 - £170,000

IDEAL FIRST TIME BUY...

This three-bedroom end-terrace house is well-presented throughout and would make the perfect purchase for any first-time buyer or investor alike. Situated in a popular and convenient location within Top Valley, the property is close to a range of local amenities, excellent transport links, schools, and easy access to the City Centre and surrounding areas. To the ground floor, the accommodation comprises an entrance hall, a modern fitted kitchen with a range of shaker-style units and integrated appliances, and a spacious living/dining room featuring a decorative fireplace and dual aspect windows allowing plenty of natural light. Completing the ground floor is a convenient W/C. The first floor carries three good-sized bedrooms, serviced by a three-piece bathroom suite. Outside to the front is a lawned garden with hedged boundaries, while to the rear is a private enclosed garden with a raised lawn, gravelled seating area, an outbuilding, and gated access — perfect for outdoor entertaining or relaxing.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Living/Dining Rooms
- Three Piece Bathroom Suite
- Private Enclosed Garden
- Convenient Location
- Ideal First Time Buy
- Investment Opportunity
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13*7" x 5*10" (4.15m x 1.79m)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in storage cupboard, a UPVC door leading into the accommodation, and open access into the Kitchen.

Kitchen

9*5" x 10*5" (2.88m x 3.18m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and hob with a concealed extractor fan, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a wall-mounted Worcester combi-boiler, a UPVC double-glazed window to the rear elevation, a single UPVC door leading out to the rear garden, and open access into the living/dining room.

Living/Dining Room

10*2" x 13*5" and 9*9" x 8*7" (3.12m x 4.09m and 2.98m x 2.64m)

The living/dining room has wood-effect flooring, a radiator, a feature fireplace with a decorative surround and a hearth, two UPVC double-glazed windows to the front and rear elevations.

W/C

5*8" x 2*9" (1.74m x 0.86m)

The w/c has a low level W/C, a pedestal wash basin with a mixer tap, wood-effect flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

5*3" x 4*5" (1.62m x 1.35m)

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

Master Bedroom

11*6" x 12*7" (3.52m x 3.84m)

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

Bedroom Two

11*6" x 10*5" (3.53m x 3.20m)

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

Bedroom Three

5*8" x 11*0" (1.73m x 3.35m)

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

Bathroom

6*5" x 6*7" (1.98m x 2.03m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawn with a pathway and hedged boundaries.

Rear

To the rear of the property is a private enclosed garden with a raised lawn, a gravelled area, an outbuilding, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

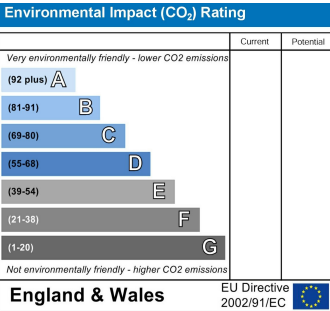
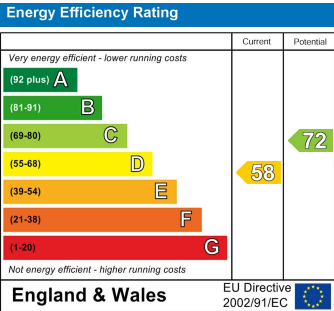
The vendor has advised the following:

Property Tenure is freehold.

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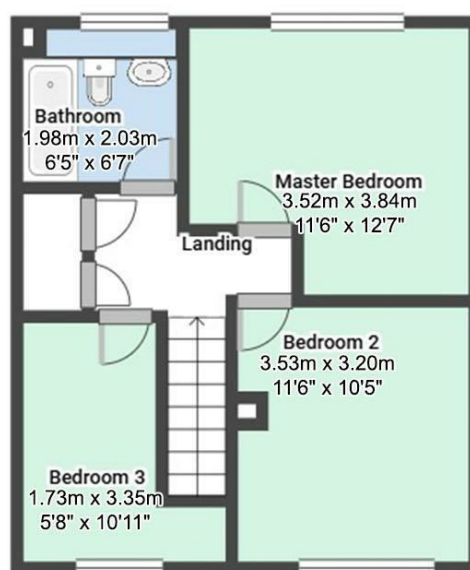
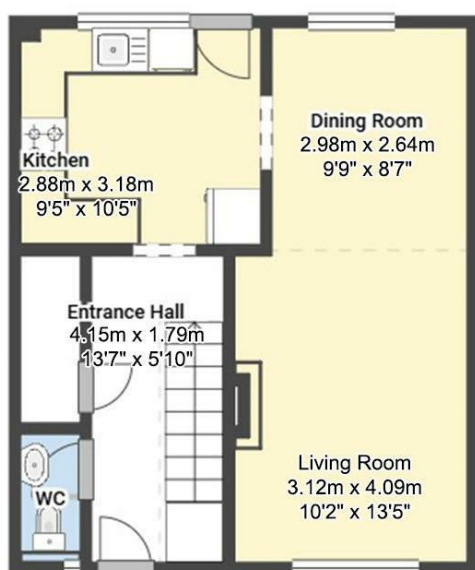
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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.



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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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