

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, New Basford, Nottinghamshire NG7 7AH

Guide Price £230,000 - £250,000

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NO UPWARD CHAIN...

This end terraced house is ideally situated just a short distance from local amenities, the City Hospital, excellent transport links, Nottingham City Centre, and the city's universities. The property offers generous living space, beginning with a porch and entrance hall leading into a welcoming living room with a bay window. The dining room flows seamlessly into a fitted kitchen, which provides access to a ground floor three-piece bathroom and the rear garden. A good-sized cellar adds versatile storage or potential living space. On the first floor, there are three double bedrooms and a smaller fourth bedroom, perfect for a child's room or home office, alongside a three-piece family bathroom. Externally, the property features a small courtyard at the front and gated access to an enclosed rear courtyard, offering a private outdoor space. This property combines practical living with a convenient location, making it an ideal home for families or professionals seeking easy access to the city.

MUST BE VIEWED





- End Terraced House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two Three-Piece Bathrooms Suite
- Cellar
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

5'1" x 2'5" (1.55m x 0.74m)
The porch has tiled flooring, and a UPVC door opening to the front garden.

Entrance Hall

22'10" x 5'10" (6.97m x 1.80m)
The entrance hall has tiled flooring, carpeted stairs, a radiator, a dado rail, and a door providing access into the accommodation.

Living Room

14'7" x 13'1" (4.45m x 4.01m)
The living room has a UPVC double glazed bay windows to the front elevation and a UPVC double glazed window to the side elevation, a radiator, a picture rail, coving to the ceiling, and carpeted flooring.

Dining Room

12'11" x 12'7" (3.95m x 3.85m)
The dining room has two UPVC double glazed windows to the rear and side elevation, a dado rail, coving to the ceiling, and carpeted flooring.

Kitchen

10'10" x 9'9" (3.31m x 2.98m)
The kitchen has a range of fitted wall and base units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a door providing access to the rear garden.

Bathroom

9'9" x 3'9" (2.99m x 1.16m)
The bathroom has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted electric and handheld shower fixture, a heated towel rail, floor-to-ceiling tiling, and tiled flooring.

BASEMENT

Cellar

19'2" x 14'7" (5.85m x 4.45m)
The cellar is split into three sections, lighting, electrics, a radiator, and ample storage space.

FIRST FLOOR

Landing

23'1" x 5'10" (7.06m x 1.79m)
The landing has carpeted flooring, a dado rail, and access to the first floor accommodation.

Bedroom One

14'7" x 13'2" (4.45m x 4.02m)
The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'11" x 12'8" (3.94m x 3.87m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

9'10" x 9'5" (3.02m x 2.89m)
The third bedroom has two UPVC double glazed window to the rear and side elevation, a radiator, and carpeted flooring.

Bedroom Four

7'10" x 5'5" (2.40m x 1.66m)
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

6'9" x 5'6" (2.07m x 1.69m)
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed courtyard.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

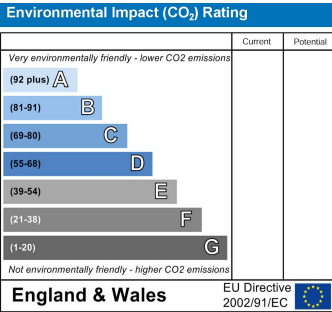
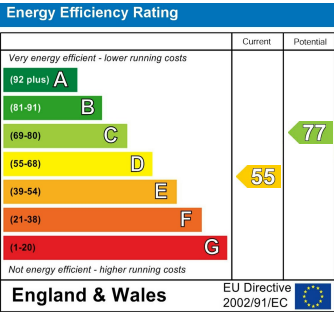
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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.

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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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