

# HoldenCopley

PREPARE TO BE MOVED

Kyle View, Top Valley, Nottinghamshire NG5 9EL

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Guide Price £120,000

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GUIDE PRICE £120,000 - £125,000

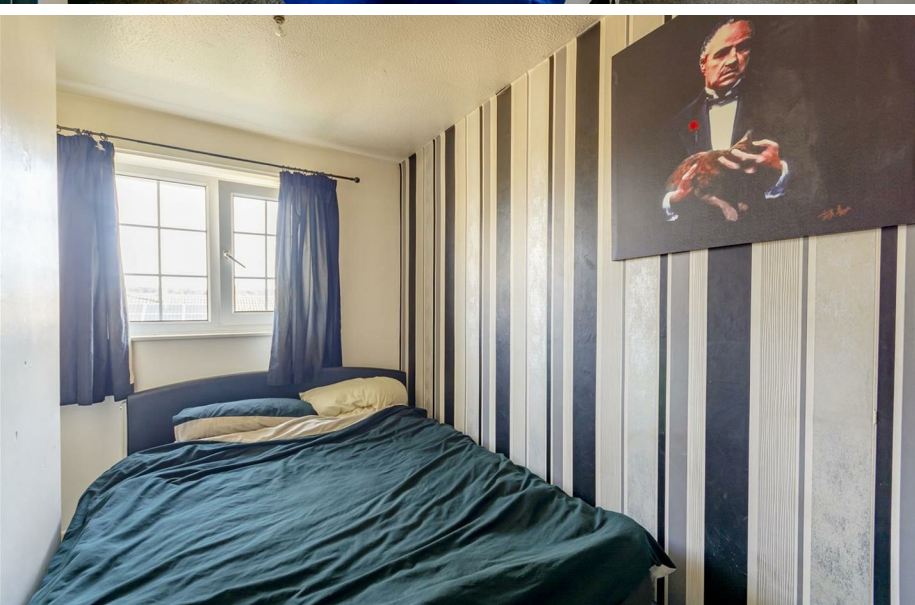
PERFECT FIRST TIME BUY...

This terraced three bedroom house would be the perfect purchase for any first time buyer as it boasts spacious accommodation and is well presented throughout and benefits from a new combi boiler at 1 year old. Situated close to many local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property are two reception rooms, a modern kitchen and a separate WC. To the first floor of the property are three bedrooms serviced by a family sized three piece bathroom suite. Outside to the front of the property is a well maintained garden with a lawn and to the rear of the property is a large paved patio area.

MUST BE VIEWED

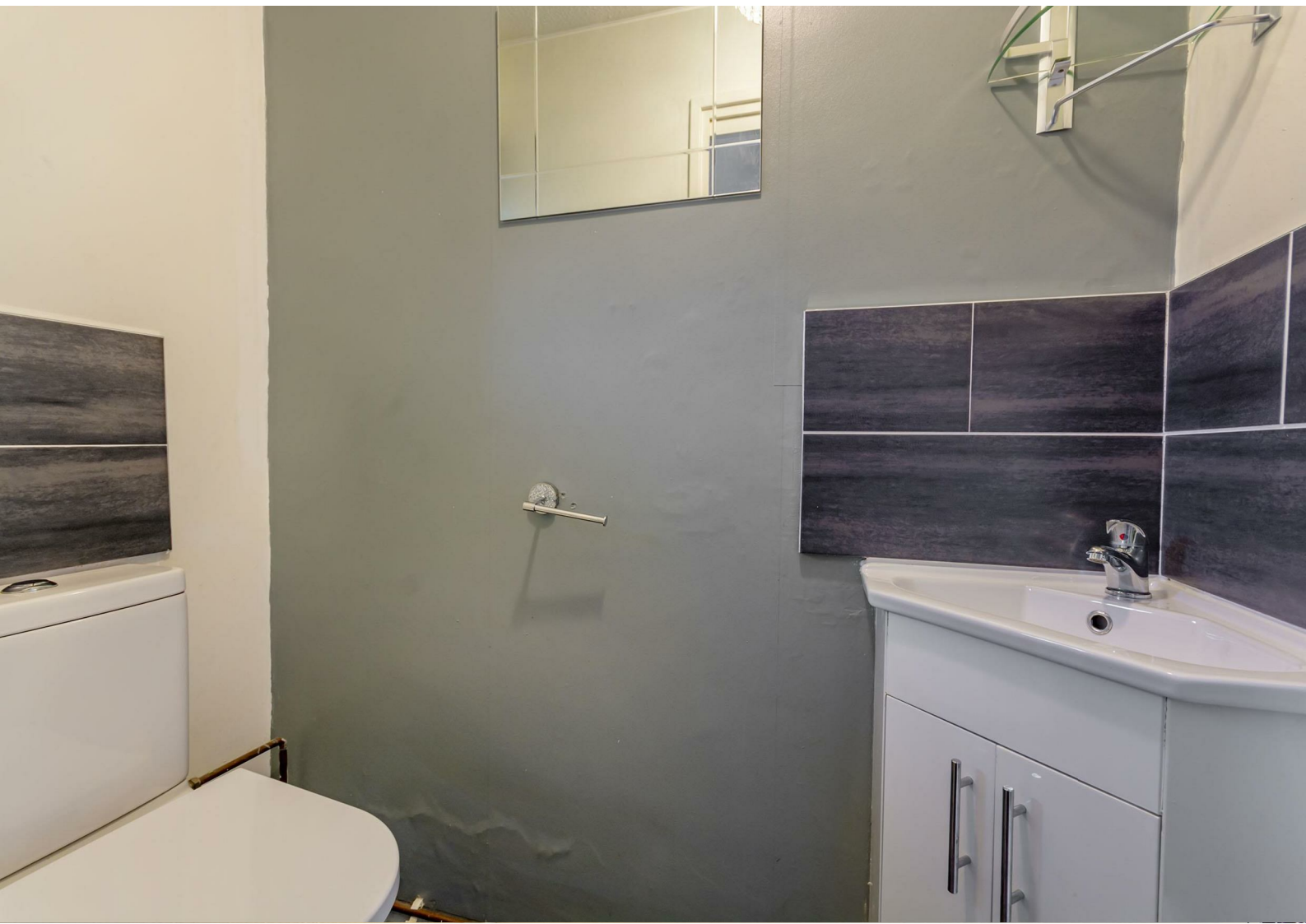






- End Terrace
- Three Bedrooms
- Modern Kitchen
- Two Reception Rooms
- Family Bathroom & Ground Floor WC
- Well Presented Throughout
- Close To Local Amenities
- Perfect First Time Buy
- Must Be Viewed
- 360 Virtual Tour











GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, a radiator, carpeted stairs and provides access into the accommodation

WC

This space has tiled effect flooring, a low level flush WC, a corner wash basin with in built storage, mixer taps and tiled splashback and a UPVC double glazed window to the front elevation

Living Room

10'3" x 13'6" (3.13 x 4.13)

The living room has wooden flooring, a TV point, a feature fire, a radiator and a UPVC double glazed window to the front elevation

Kitchen

10'4" x 9'5" (3.17 x 2.88)

The kitchen has karndeian flooring, fitted base and wall units with fitted counter tops, a stainless steel sink and a half with mixer taps and a drainer, an integrated oven with electric hob and extractor fan, a free standing fridge freezer, space and plumbing for a washing machine, a UPVC double glazed window to the rear elevation and a UPVC door to access the garden

Dining Room

8'6" x 9'5" (2.60 x 2.88)

The dining room has karndeian flooring, an in-built cupboard, space for a dining table, a radiator and a UPVC double glazed window to the rear elevation

FIRST FLOOR

Landing

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

Bedroom One

12'9" x 11'8" (3.89 x 3.56)

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

Bedroom Two

10'5" x 11'2" (3.20 x 3.42)

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

Bedroom Three

8'10" x 11'2" (2.71 x 3.42 )

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

Bathroom

6'7" x 6'6" (2.02 x 1.99)

The bathroom has tiled effect flooring, a low level flush WC, a pedestal wash basin with a mixer tap, a P shaped bath with an overhead shower and a glass shower screen, a chrome heated towel rail, fully tiled walls and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a well maintained garden with a lawn and panelled fencing

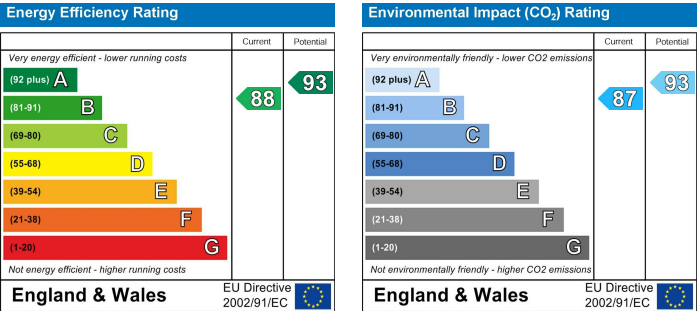
Rear

To the rear of the property is a fully paved private enclosed garden with various plants and shrubs, an outdoor tap, courtesy lighting, an outhouse for storage and panelled fencing

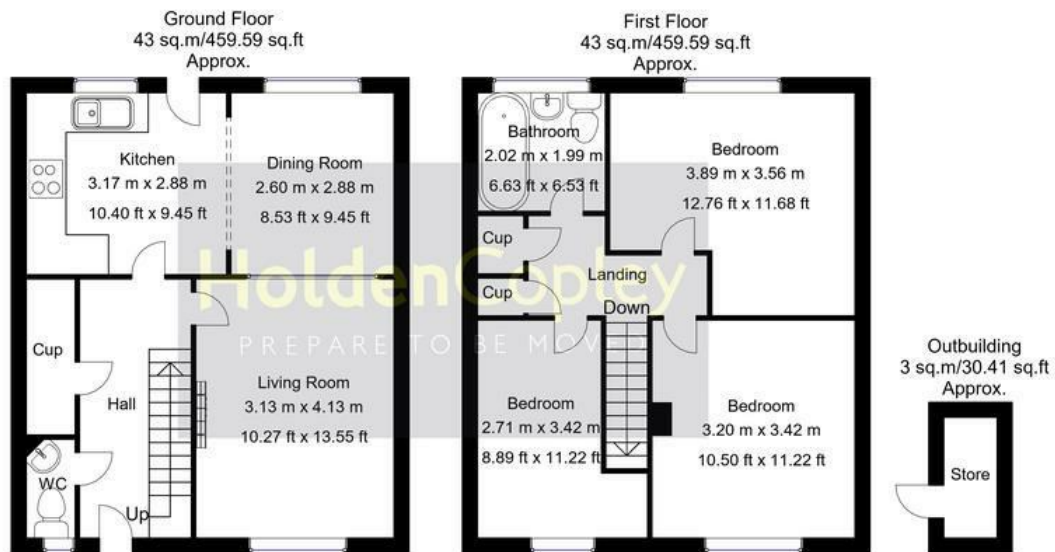
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