

HoldenCopley

PREPARE TO BE MOVED

Central Avenue, Nottingham, NG7 7AG

£200,000

Central Avenue, Nottingham, NG7 7AG

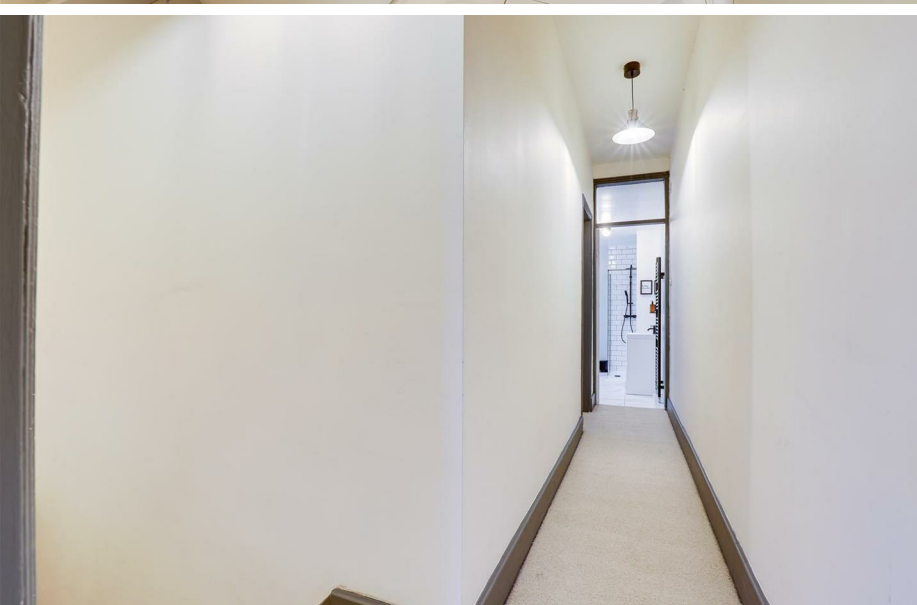


NO UPWARD CHAIN...

This charming mid-terraced home sits in a convenient spot close to a range of local amenities including eateries, shops and well-regarded schools, along with strong transport links that make the area popular with a wide variety of buyers. The property welcomes you into a comfortable living room, complete with a bay window that brings in plenty of natural light and a recessed chimney breast alcove. The dining room also features a recessed chimney breast and leads through to a modern kitchen fitted with contemporary units and offering direct access out to the rear garden. From the dining room, there is also access down to the cellar, providing useful storage. Upstairs, the first floor hosts two bedrooms, each offering a pleasant outlook, along with a spacious four-piece bathroom suite. Outside, the front of the property features a neat courtyard area with courtesy lighting and secure gated access framed by a brick wall boundary. The rear garden is well established, showcasing a variety of mature plants, shrubs and bushes, again enclosed by a brick wall boundary with further gated access.

MUST BE VIEWED





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





GROUND FLOOR

Living Room

14'2" x 12'2" (4.32m x 3.73m)

The living room has a UPVC double glazed aby window to the front elevation, a radiator, a recessed chimney breast alcove, coving to the ceiling, wood-effect flooring,and a door providing access into the accommodation.

Dining Room

12'2" x 11'10" (3.72m x 3.61m)

The dining room has a UPVC double glazed window to the rear elevation, a recessed chimney breast alcove, and wood-effect flooring.

Kitchen

6'9" x 13'6" (2.08m x 4.14m)

The kitchen has a range of fitted base and wall units with marble effect worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, gas ring hob and extractor hood, pace and plumbing for a washing machine and dishwasher, a radiator, recessed spotlights, tiled splashback, tiled flooring, two UPVC double glazed windows to the side and rear elevation, and a door opening to the side elevation.

BASEMENT

Cellar

The cellar has ample storage.

FIRST FLOOR

Landing

14'11" x 2'5" (4.55m x 0.75m)

The landing has carpeted flooring, and access to the first floor accommodation.

Master Bedroom

11'11" x 12'2" (3.64m x 3.72m)

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

Bedroom Two

11'10" x 9'4" (3.61m x 2.85m)

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

Bathroom

13'7" x 6'9" (4.16m x 2.08m)

The bathroom has two UPVC double glazed windows to the side elevation, a low level flush W/C, a vanity-style wash basin, a freestanding bath with a floor-mounted swan neck mixer tap and handheld shower fixture, a walk-in shower with a wall-mounted shower fixture, a heated towel rail, access into the loft, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard with courtesy lighting, and a brick wall boundary with gated access.

Rear

To the rear of the property is a mature garden with various established plants, shrubs and bushes, a bricked wall boundary, and gated access.

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 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.

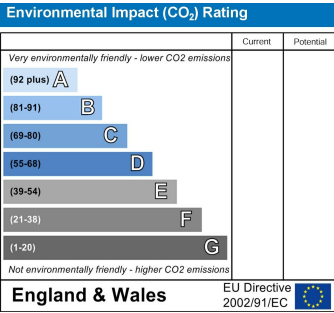
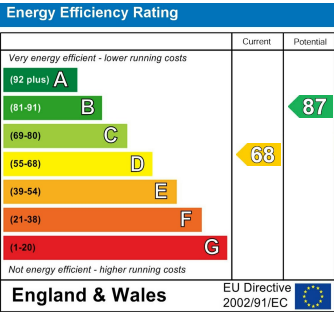
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

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.



Central Avenue, Nottingham, NG7 7AG

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.