

HoldenCopley

PREPARE TO BE MOVED

Mandalay Street, Basford, Nottinghamshire NG6 0BH

Guide Price £120,000 - £130,000

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PERFECT FIRST HOME...

This end terrace two bedroom house would make the perfect purchase for any first time buyer as it is well presented throughout and is ready to move straight into. 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 is a reception room and a kitchen diner with a separate utility/ office space. To the first floor are two bedrooms serviced by a three piece bathroom suite. The property also benefits from vast storage with access to a cellar and a brick built outhouse accessible via the rear of the property along with a private enclosed garden featuring a lawn and a patio area.

MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Kitchen Diner
- Separate Utility/ Office Space
- Three Piece Bathroom Suite
- Cellar
- Perfect First Time Buy
- Close To Local Amenities & Transport Links To City Centre
- Private Garden With Outhouse
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 11'6" (3.64 x 3.52)
The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative mantelpiece and a tiled hearth, a TV point, a ceiling rose and a double glazed sliding obscure bay window to the front elevation

Kitchen Diner

11'11" x 12'4" (3.64 x 3.76)
The kitchen has fitted base and wall units, a stainless steel sink and a half with mixer taps and a drainer, partially tiled walls, space for a cooker, an extractor fan, space for a fridge freezer, recessed spotlights, a radiator, space for a dining table, a UPVC double glazed window to the rear elevation and a door with access down to the cellar

Utility/ Office Space

7'0" x 9'1" (2.14 x 2.77)
This space has vinyl flooring, an in-built cupboard, space and plumbing for a washing machine, a wall mounted boiler which is new this year, a radiator, a UPVC double glazed window to the side elevation and a UPVC double glazed door to access the rear of the property

BASEMENT LEVEL

Cellar

The cellar provides storage space for the property

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and a loft hatch to access a boarded loft with lighting and a drop down ladder

Bedroom One

11'11" x 11'6" (3.64 x 3.52)
The main bedroom has carpeted flooring, a feature fireplace, an in-built cupboard, a radiator and a double glazed sliding window to the front elevation

Bedroom Two

8'9" x 12'4" (2.67 x 3.78)
The second bedroom has carpeted flooring, a radiator and a double glazed sliding window to the rear elevation

Bathroom

7'0" x 9'0" (2.14 x 2.76)
The bathroom has wood effect flooring, a low level flush WC, a pedestal wash basin with mixer taps, a panelled bath with an overhead shower, central taps and a handheld shower head, an in-built cupboard, recessed spotlights, partially tiled walls, a radiator, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is on street parking and a low maintenance garden

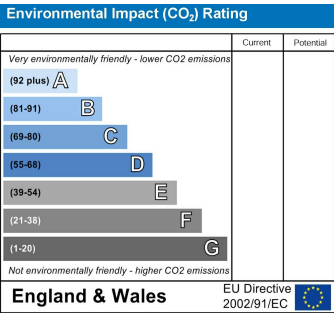
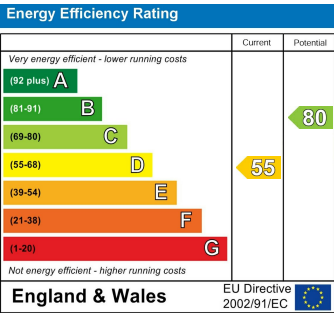
Rear

To the rear of the property is a private enclosed south-east facing garden with a lawn, a decked patio area, various plants and shrubs, an outdoor tap, courtesy lighting, a brick built outhouse and panelled fencing

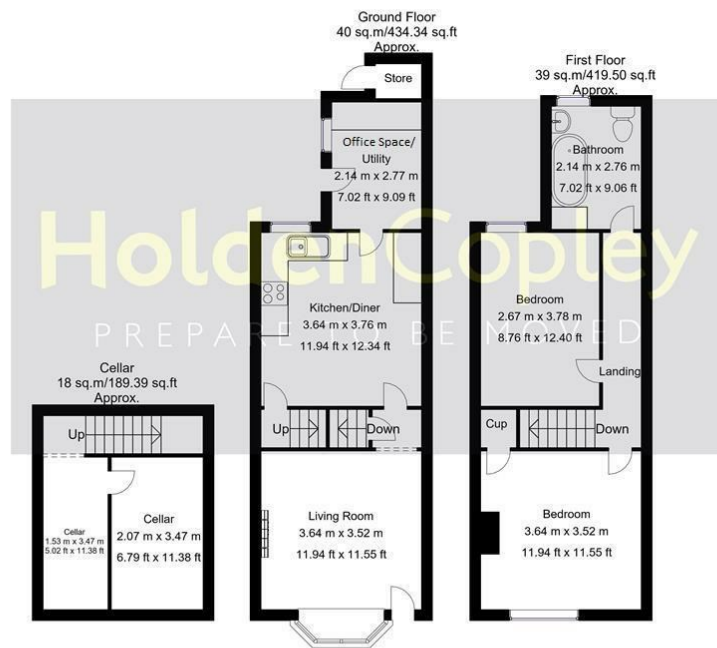
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