

HoldenCopley

PREPARE TO BE MOVED

Stoney Houghton Gardens, Nottingham, Nottinghamshire NG6 7FB

Guide Price £190,000 - £200,000

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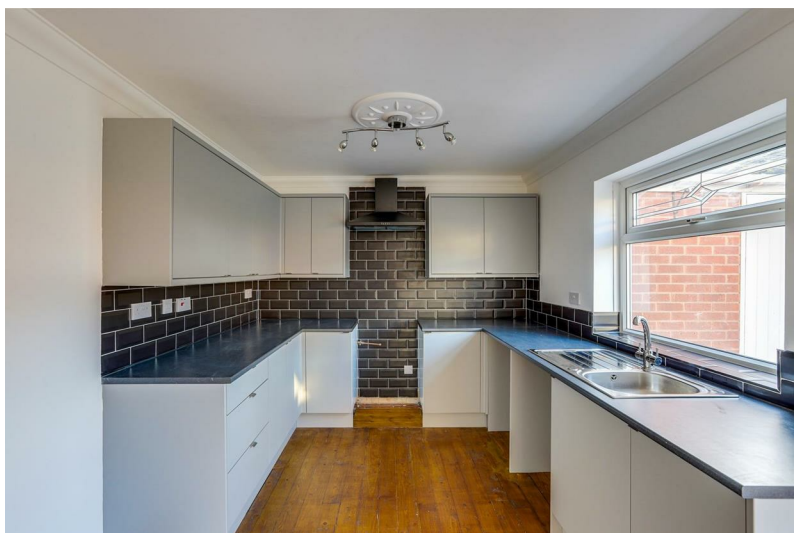


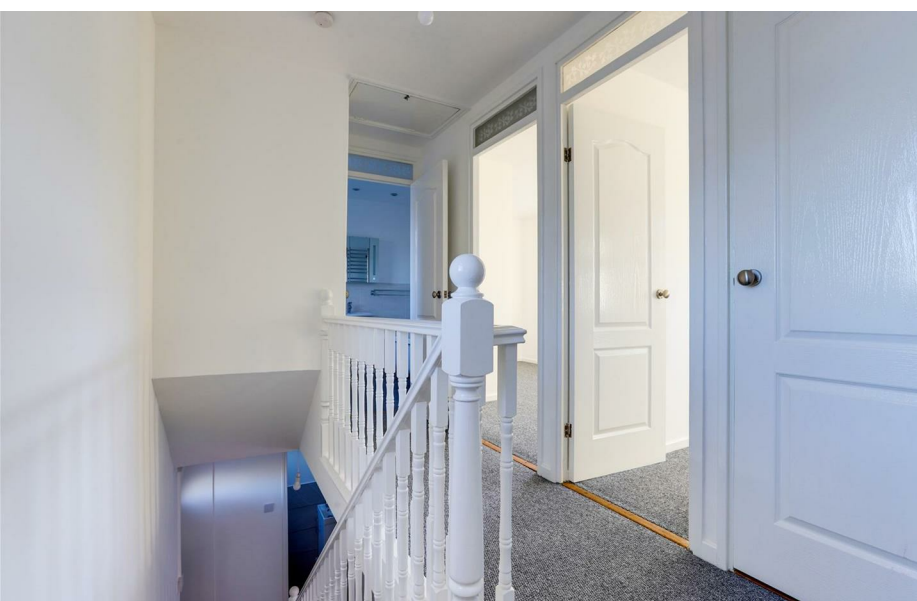
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This mid-terraced house enjoys excellent transport links and is conveniently located close to local amenities. Stepping through the front door, you are welcomed into a bright entrance hall, which provides access to a handy W/C and leads seamlessly into the spacious open-plan living kitchen. This heart of the home is perfect for modern family living, featuring plenty of space for both cooking and relaxing, with French doors that open directly onto the rear garden, filling the room with natural light. To the first floor, there are three well-proportioned bedrooms, complemented by a contemporary four-piece bathroom suite. Externally, the property offers a thoughtfully designed outdoor space. To the front, there is a gravelled area with a wrought iron boundary and gated access. The rear garden is fully enclosed and features an outside tap, security lighting, a decked seating area, patio, lawn, and a raised gravelled section. Fence panel boundaries provide privacy, and there is gated access to a parking area, as well as entry into a versatile brick-built outbuilding.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Open Plan Living/Kitchen
- Four-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed Rear Garden
- Off-Street Parking
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'2" x 5'10" (max) (4.63m x 1.79m (max))

The entrance hall has wood flooring, carpeted stairs, a radiator, an in-built cupboard, coving to the ceiling, and a composite door providing access into the accommodation.

W/C

4'7" x 2'5" (1.42m x 0.76m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, partially tiled walls, and wood flooring.

Open Plan Living

29'3" x 15'5" (max) (8.94m x 4.72m (max))

The open plan living/kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, an extractor hood, space and plumbing for a washing machine, a radiator, a TV point, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, three ceiling roses, tiled splashback, wood flooring, two UPVC double glazed windows to the rear elevation, and French doors opening to the rear garden.

FIRST FLOOR

Landing

11'5" x 6'3" (3.48m x 1.93m)

The landing has a UPVC double glazed window to the front elevation, two in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

15'6" x 10'11" (max) (4.74m x 3.35m (max))

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

Bedroom Two

12'4" x 9'0" (max) (3.78m x 2.75m (max))

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

Bedroom Three

8'11" x 7'9" (2.74m x 2.38m)

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

Bathroom

8'4" x 6'6" (2.55m x 2.00m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a wall-mounted wash basin, a freestanding bath with claw feet, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a wrought iron boundary, and gated access.

Rear

To the rear of the property is an enclosed garden with an outside tap, security lighting, a decked seating area, a patio, lawn, a raised gravelled area, fence panelled boundary, gated access, and access into the brick built outbuilding.

Outside Storage

6'10" x 3'0" (2.10m x 0.93m)

This space has ample storage, and a door opening to the rear garden.

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 1000Mbps and Upload Speed 1000Mbps

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.

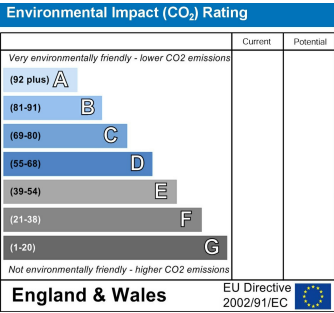
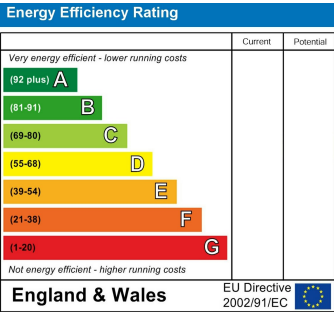
The vendor has advised the following:

Property Tenure is Freehold

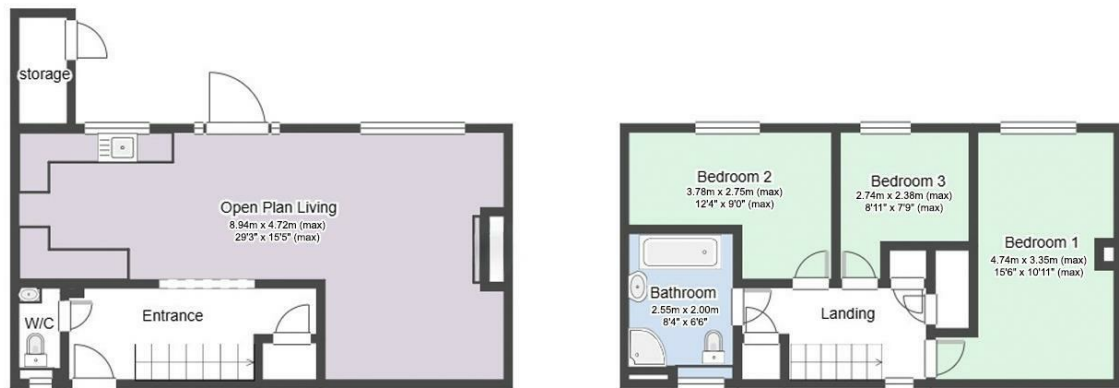
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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This floorplan is for illustrative purposes only.

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