

# HoldenCopley

PREPARE TO BE MOVED

Matlock Street, Netherfield, Nottinghamshire NG4 2FT

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Guide Price £200,000 - £210,000

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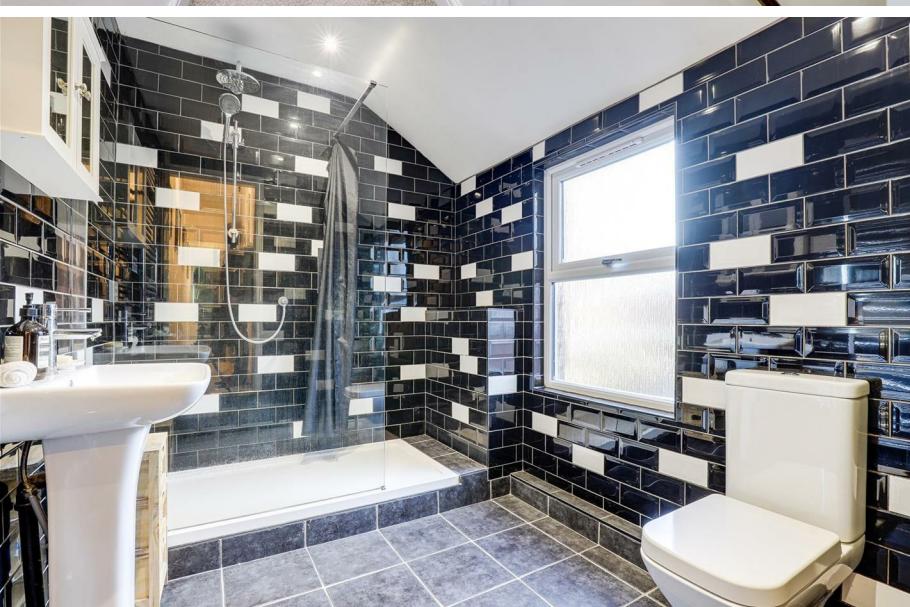
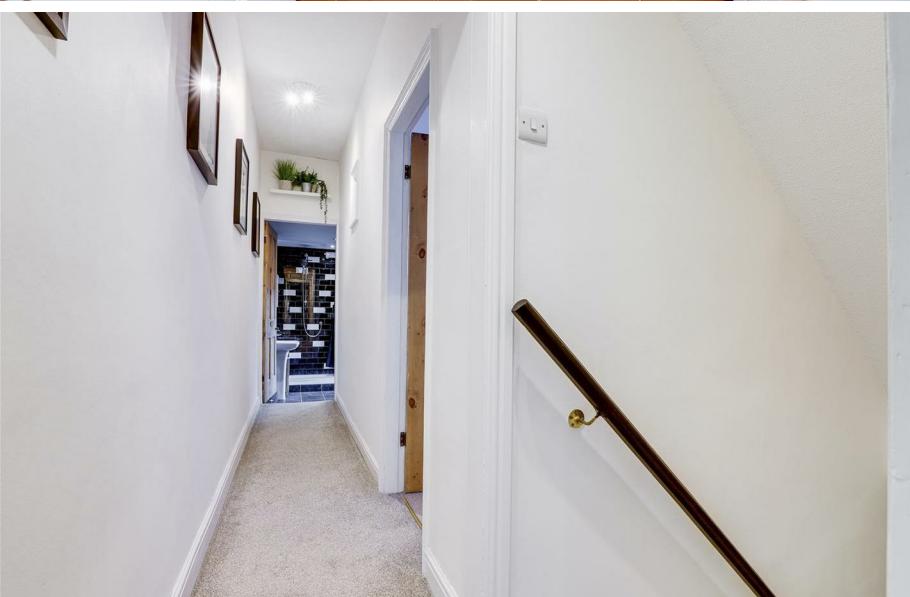
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WELL PRESENTED THROUGHOUT...

This well-presented end-terraced house is situated in a highly sought-after area, just a short walk from frequent bus and train services, local shops, schools, and offering convenient access to Nottingham City Centre. Ideal for a range of buyers, the property combines style with practicality. On the ground floor, there are two spacious reception rooms, perfect for relaxing or entertaining, alongside a contemporary galley-style kitchen designed for both style and functionality. Upstairs, two generous double bedrooms are complemented by a sleek, modern bathroom suite. Outside, the front of the property features a small courtyard, an electric vehicle charging point, and access to the rear garden. The private, low-maintenance rear garden includes block paving, an artificial lawn, a brick-built outbuilding, an outside tap, security lighting, fenced boundaries, and gated access.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Shower Room
- Enclosed Rear Garden
- Electrical Vehicle Charging Point
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Living Room

11'11" x 12'6" (3.64m x 3.82m)

The living room has a UPVC double glazed bay window to the front elevation with fitted blinds, a feature fireplace, a TV point, coving to the ceiling, a radiator, and a UPVC door providing access into the accommodation.

### Dining Room

12'6" x 12'1" (3.82m x 3.69m)

The dining room has a UPVC double glazed window to the rear elevation, a recessed chimney breast alcove, a radiator, a dado rail, coving to the ceiling, and carpeted flooring.

### Kitchen

6'8" x 11'5" (2.03m x 3.48m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, a vertical radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the side garden.

## FIRST FLOOR

### Landing

15'7" x 2'8" (4.75m x 0.82m)

The landing has carpeted flooring, access into the partially boarded loft via a pull-down ladder, and access to the first floor accommodation.

### Master Bedroom

11'5" x 12'6" (3.49m x 3.83m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, a picture rail, coving to the ceiling, and carpeted flooring.

### Bedroom Two

9'6" x 12'5" (2.90m x 3.78m)

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

### Bathroom

6'7" x 10'5" (2.01m x 3.18m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a small courtyard, an electrical vehicle charging point, and access to the rear garden.

### Rear

To the rear of the property is a private low maintenance south-facing garden with block paving, an artificial lawn, access into a brick built out building, an outside tap, security lighting, a fence panelled 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 - Gedling Borough Council - Band

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.

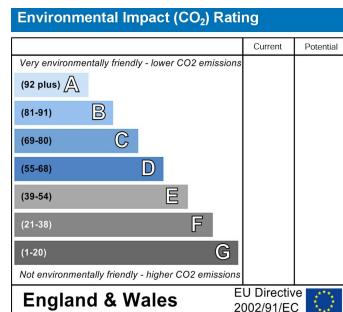
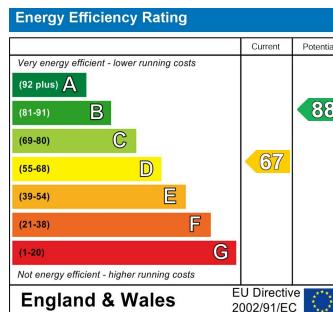
The vendor has advised the following:

Property Tenure is Freehold

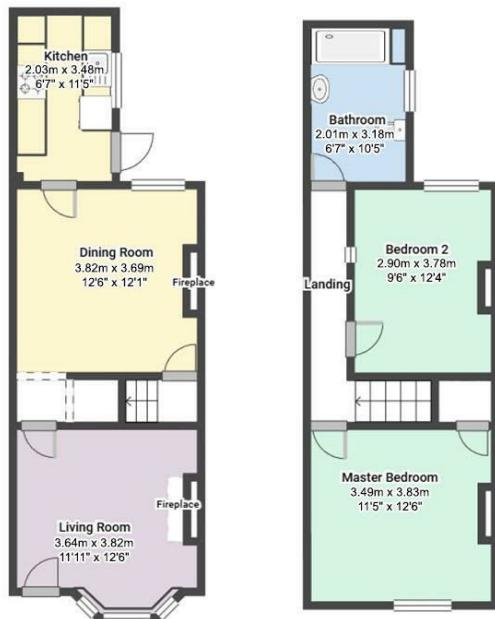
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property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