

HoldenCopley

PREPARE TO BE MOVED

St. Matthias Road, Nottingham, Nottinghamshire NG3 2HF

Guide Price £240,000 - £250,000

St. Matthias Road, Nottingham, Nottinghamshire NG3 2HF



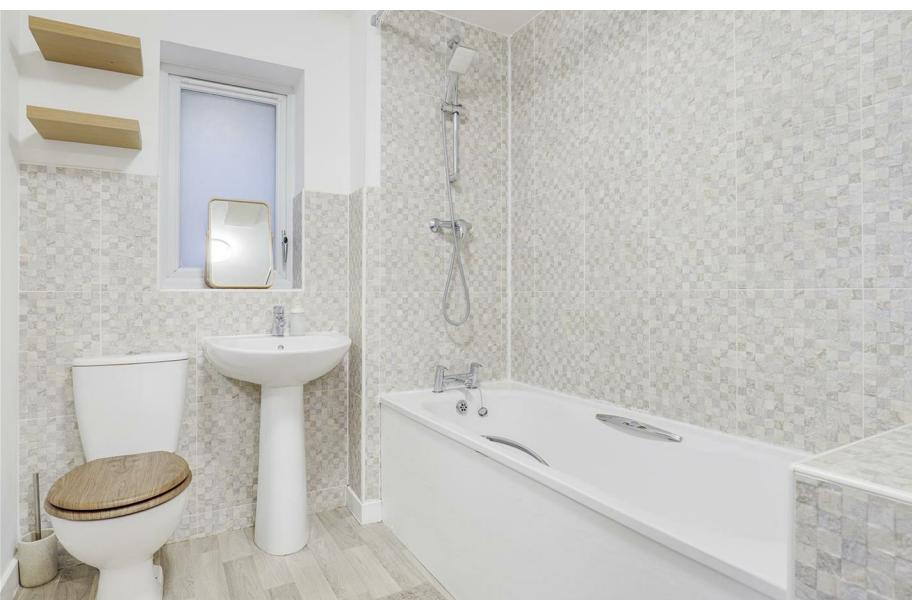
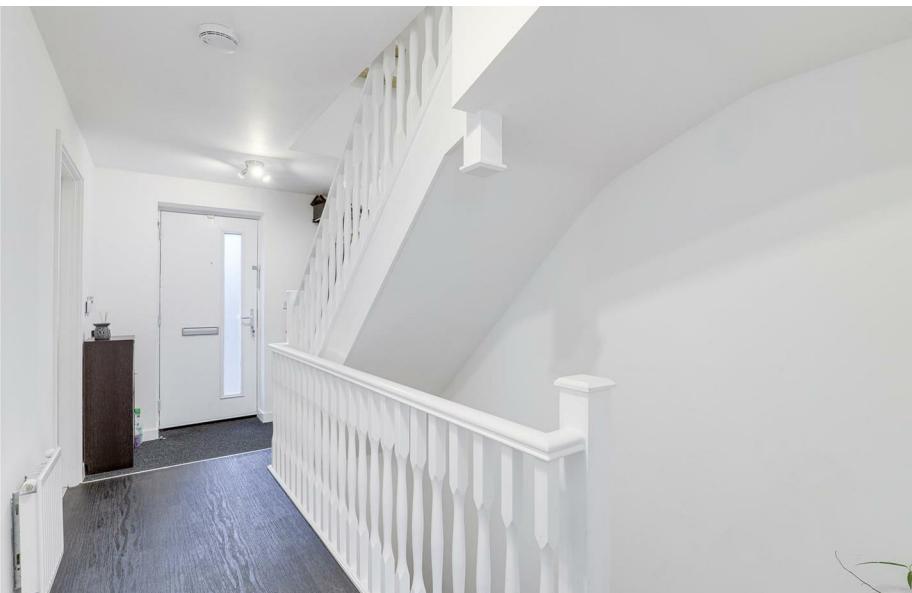
GUIDE PRICE £240,000 - £250,000

NO UPWARD CHAIN...

This three-storey semi-detached home, benefitting from solar panels is perfectly positioned just a stone's throw from Nottingham City Centre, offering easy access to a wealth of shops, eateries, and excellent transport links. Situated within the catchment area of highly regarded schools and universities, this property is ideal for a range of buyers, whether you're a growing family, a professional, or an investor. Upon entering, you are welcomed by a bright entrance hall leading to a spacious living room, a convenient W/C, and the third bedroom. The lower level boasts a generous fitted kitchen with ample space for dining, complemented by double French doors that open onto the rear garden, perfect for indoor-outdoor living. This floor also benefits from a separate utility room for added practicality. The first floor hosts two well-proportioned double bedrooms and a stylish three-piece family bathroom suite. Externally, the front of the property features a planted area, a block-paved pathway, and side access to the rear. The enclosed rear garden provides a peaceful retreat with a patio area, steps leading down to a well-maintained lawn, planted borders with mature shrubs, and a fenced boundary for privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Fitted Kitchen & Utility Room
- Living Room
- Three-Piece Bathroom Suite & W/C To The First Floor
- Enclosed Rear Garden
- On-Street Parking
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, and a door providing access into the accommodation.

Living Room

14'8" x 10'8" (4.49m x 3.26m)

The living room has two UPVC double glazed window to the rear elevation, a radiator, a TV point, and carpeted flooring.

W/C

7'5" x 3'3" (2.28m x 1.00m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splash back, an extractor fan, a radiator, and wood-effect flooring.

Bedroom Three

9'9" x 7'6" (2.98m x 2.29m)

The third bedroom has a UPVC double glazed window to the front elevation, and wood-effect flooring.

LOWER GROUND FLOOR

Landing

The landing has a wood-effect flooring, an in-built cupboard, and access to the ground floor accommodation.

Kitchen

15'6" x 14'8" (4.74m x 4.48m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space for a fridge freezer, two radiator, space for a dining table, tiled splash back, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

Utility Room

8'0" x 7'4" (2.45m x 2.25m)

The utility room has a base unit with a worktop, space and plumbing for a washing machine, space for a tumble dryer, a radiator, and wood-effect flooring.

FIRST FLOOR

Landing

The landing has wood-effect flooring, a radiator, access into the loft with lighting, and access to the first floor accommodation.

Bedroom One

14'8" x 9'2" (4.49m x 2.80m)

The first bedroom has two UPVC double glazed windows to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

14'9" x 8'1" (4.50m x 2.48m)

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

Bathroom

7'5" x 6'3" (2.28m x 1.93m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small planted area, block paved path, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with courtesy lighting, a patio, steps down to a law, a planted area with various shrubs, 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 - 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.

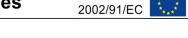
The vendor has advised the following:

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>		<i>Not environmentally friendly - higher CO₂ emissions</i>	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	



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 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk