

HoldenCopley

PREPARE TO BE MOVED

Pearson Street, Netherfield, Nottinghamshire NG4 2JA

£165,000

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IDEAL FOR FIRST TIME BUYERS...

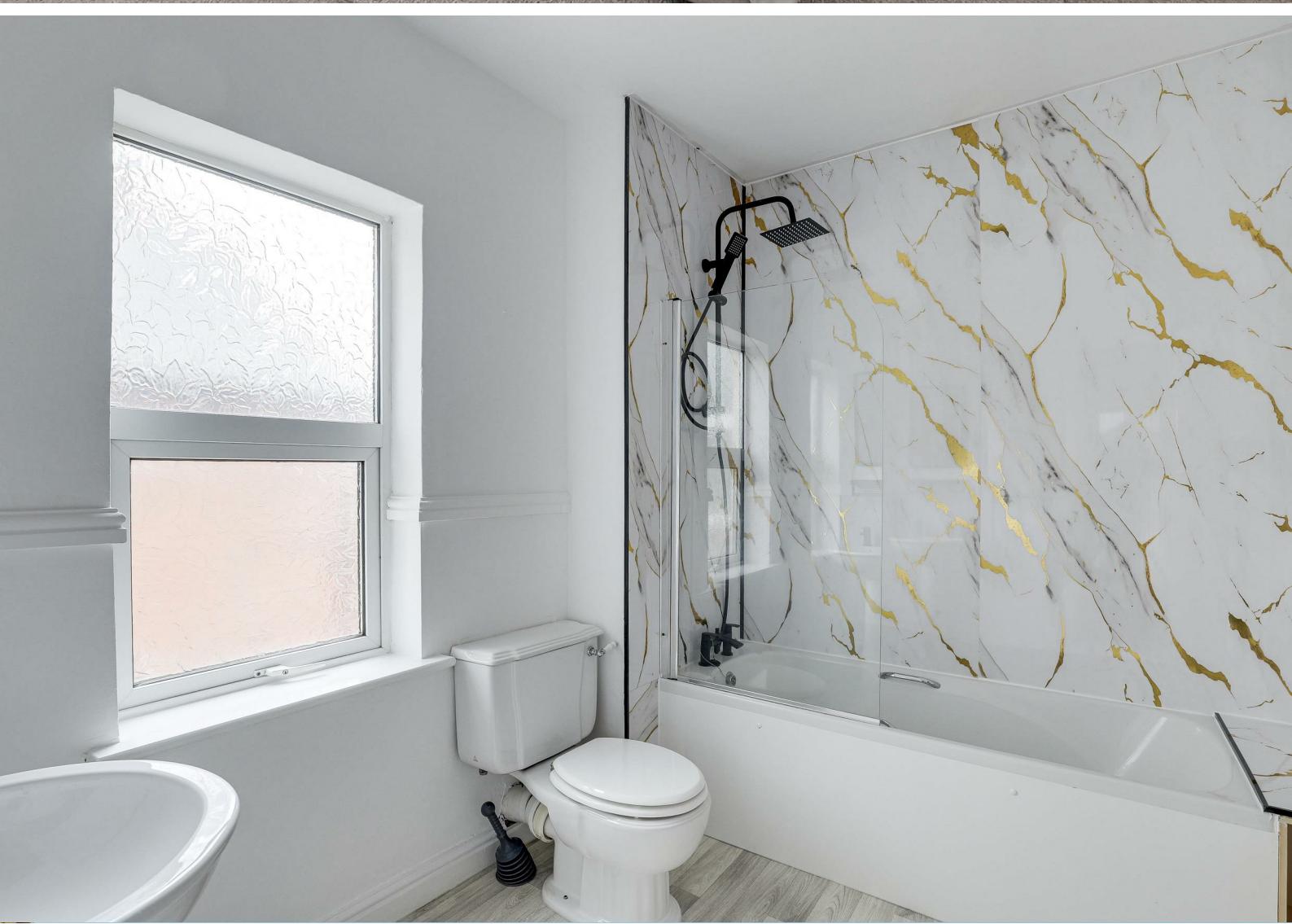
This well-presented semi-detached home offers deceptively spacious accommodation throughout and would be the perfect purchase for a first-time buyer looking to move straight in. Situated in a well-connected and convenient location, the property is within close proximity to a range of local shops, great schools, and transport links, as well as the scenic Colwick Country Park and Holme Pierrepont Country Park. To the ground floor, the accommodation comprises two reception rooms providing versatile living spaces, complemented by a modern fitted kitchen. The first floor hosts two well-proportioned bedrooms serviced by a contemporary three-piece bathroom suite. Outside, there is on-street parking to the front, while to the rear is a private garden featuring a paved patio seating area, a lawn, and a useful shed.

NO UPWARD CHAIN





- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Contemporary Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Excellent Transport Links
- No Upward Chain





GROUND FLOOR

Living Room

12'3" x 11'9" (3.75m x 3.59m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, two built-in cupboards, a wall-mounted electric fireplace, coving and a single UPVC door providing access into the accommodation.

Dining Room

15'4" max x 11'9" (4.69m max x 3.59m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a built-in cupboard.

Kitchen

12'2" x 6'11" (3.73m x 2.12m)

The kitchen has a range of fitted base and wall units with worktops and a splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, laminate flooring, a wall-mounted boiler, UPVC double-glazed windows to the side elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

15'8" x 2'8" (4.80m x 0.83m)

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

Master Bedroom

12'4" x 11'1" (3.76m x 3.64m)

The main bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Two

12'3" x 8'10" (3.74m x 2.70m)

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

Bathroom

8'10" x 7'1" (2.70m x 2.16m)

The bathroom has a low level flush W/C, a pedestal wash basin with a splashback, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower, a glass shower screen and waterproof wall panels, vinyl flooring, a heated towel rail, a dado rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with a paved patio seating area, a lawn and a shed.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

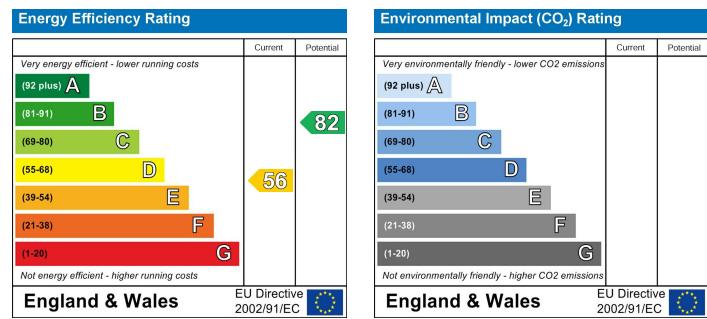
The vendor has advised the following:

Property Tenure is Freehold

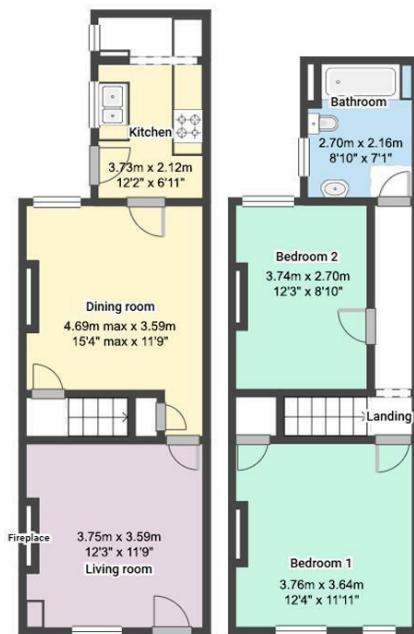
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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