

# HoldenCopley

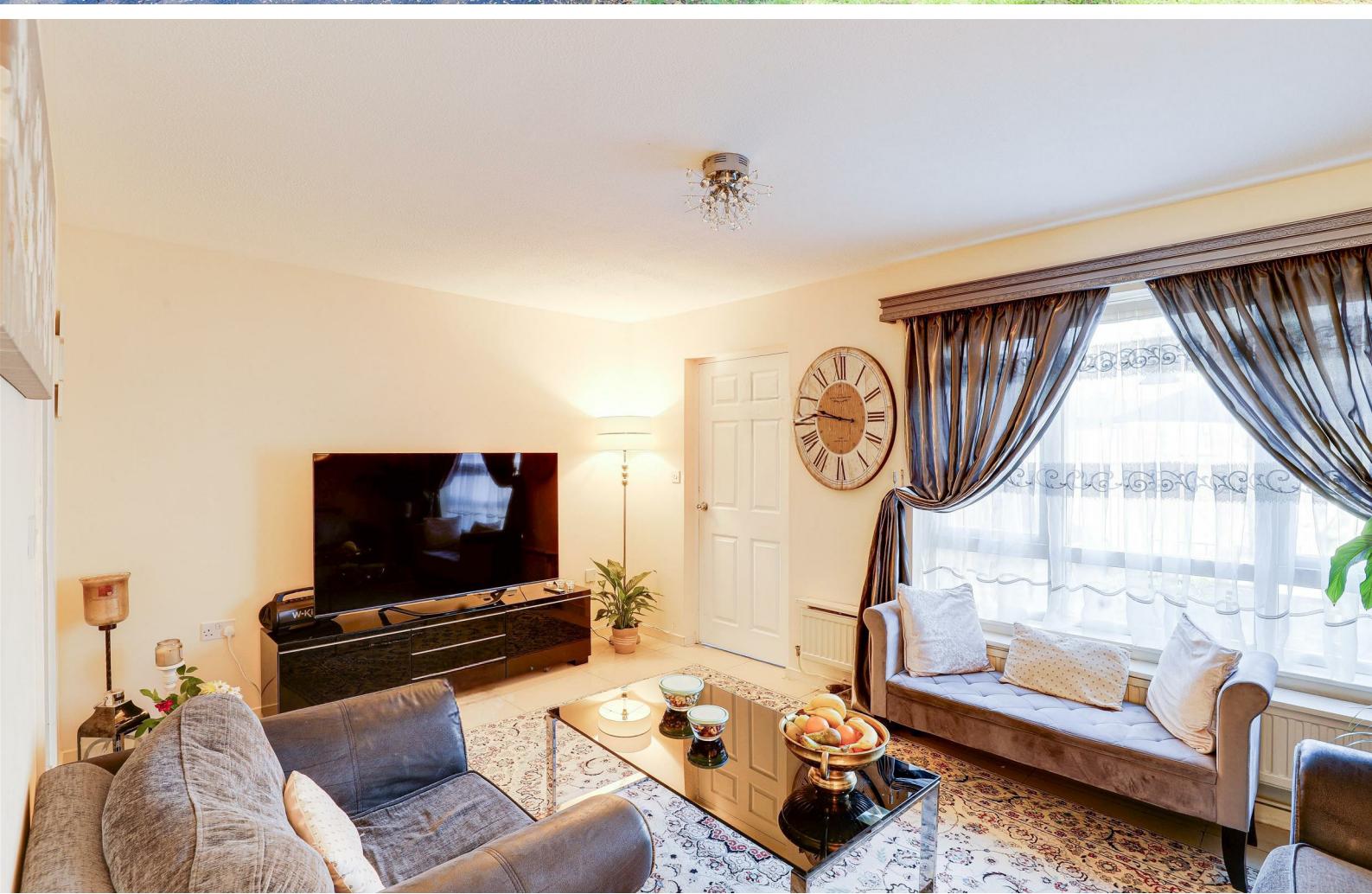
PREPARE TO BE MOVED

Eugene Gardens, The Meadows, Nottinghamshire NG2 3LF

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Guide Price £180,000 - £190,000

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NOT TO BE MISSED...

This three-bedroom mid-terrace property is positioned in the well-connected and highly convenient area of The Meadows, just a stone's throw from Nottingham City Centre and within easy walking distance of Nottingham Train Station. The ground floor comprises an entrance hall with a convenient W/C, a modern fitted kitchen/diner providing ample space for cooking and dining, and a bright, spacious living room ideal for relaxation and entertaining, and a rear porch leading out to the garden. To the first floor, the property offers three well-proportioned bedrooms, including two double bedrooms and a single, all serviced by a three-piece family bathroom suite. Outside, to the front of the property is a small enclosed garden, while the low-maintenance rear garden features a paved seating area, artificial lawn, and gated access for added convenience. This property is an ideal choice for a range of buyers including first time buyers, growing families, or those working in the city centre.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Bright & Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- Modern Three Piece Bathroom Suite
- Ample Storage Space
- Low Maintenance Garden
- Convenient Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

18'2" x 5'10" (5.55m x 1.80m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built under the stairs cupboard, and a single composite door providing access into the accommodation.

### W/C

4'9" x 2'7" (1.46m x 0.81m)

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

### Kitchen

18'2" x 9'3" (5.55m x 2.84m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with a swan neck mixer tap and a drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine and a dishwasher, space for an American-style fridge freezer, space for a dining table, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed window to the front elevation.

### Living Room

15'7" x 10'7" (4.76m x 3.25m)

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

### Rear Porch

5'7" x 3'0" (1.72m x 0.93m)

The rear porch has tiled flooring, exposed brick walls, a panelled ceiling, and a composite door providing access to the rear garden.

## FIRST FLOOR

### Landing

12'10" max x 6'8" (3.92m max x 2.05m)

The landing has carpeted flooring, two in-built storage cupboards, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

15'0" max x 8'8" (4.58m max x 2.66m)

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

### Bedroom Two

14'0" max x 8'8" (4.29m max x 2.65m)

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

### Bedroom Three

9'8" x 6'8" (2.95m x 2.05m)

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

### Bathroom

6'7" x 6'4" (2.02m x 1.95m)

The bathroom has a low level dual flush W/C with a handheld bidet hose, a vanity style wash basin with a mixer tap, a panelled bath with an electric wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a garden with a variety of plants and hedges and fence panelled boundaries with gated access.

### Rear

To the rear of the property is an enclosed garden with a paved area, an artificial lawn, a planted area, and fence panelled boundaries with gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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:

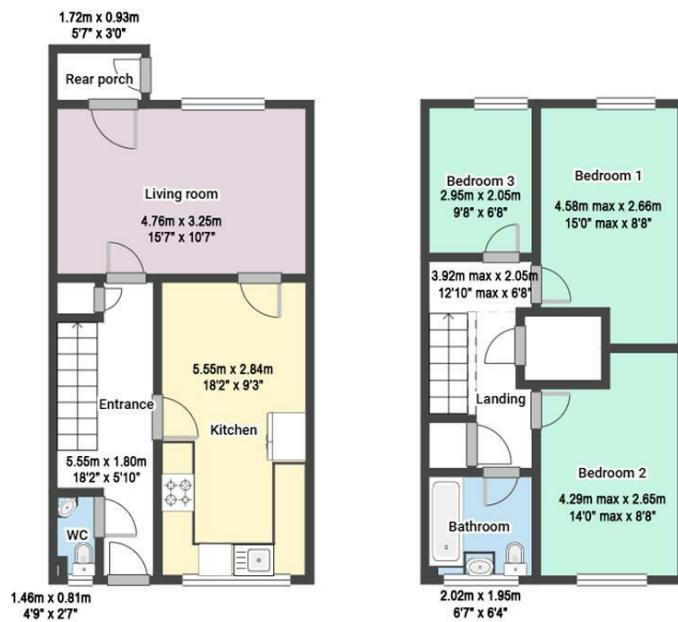
Property Tenure is Freehold.

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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 licence 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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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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