

# HoldenCopley

PREPARE TO BE MOVED

Pyatt Street, The Meadows, Nottinghamshire NG2 2LF

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£220,000



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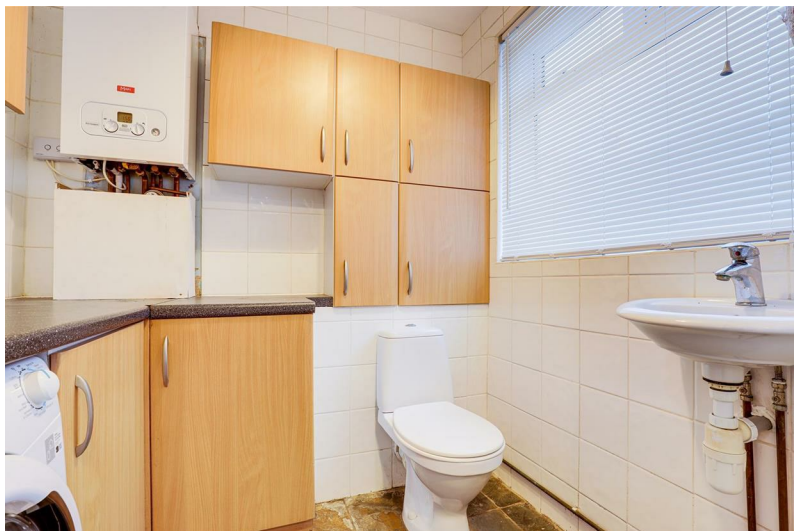




## NO UPWARD CHAIN...

This well maintained mid terraced home offers deceptively spacious accommodation arranged over three floors and is available with no upward chain, making it an ideal purchase for first time buyers, professionals, or investors alike. Situated in the popular Meadows area, the property enjoys a convenient location just a short distance from Nottingham City Centre, with excellent access to local shops, cafes, green spaces, riverside walks, and tram links. The Meadows also benefits from strong transport connections, making commuting into the City and beyond straightforward while still offering a well established residential feel. To the ground floor, the accommodation comprises a welcoming living room, a separate dining room ideal for entertaining, and a modern galley style kitchen fitted with contemporary units. Completing the ground floor is a useful utility WC. The first floor hosts a generous double bedroom and a four piece bathroom suite, which benefits from a freestanding roll top bath, creating a real feature space. To the second floor is a large double bedroom offering ample room for a study area or dressing space, providing flexibility to suit a range of needs. Outside, the property benefits from on street permit parking to the front, while to the rear is a low maintenance courtyard garden. Offered to the market in good condition throughout and with no upward chain, this is a fantastic opportunity to secure a spacious home in a highly convenient City location.

## MUST BE VIEWED







- Three-Storey Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Utility / WC
- Four-Piece Bathroom Suite
- Low Maintenance Courtyard
- Permit Parking
- UPVC Double-Glazed Throughout
- Close To City Centre











GROUND FLOOR

Living Room

14'4" x 11'10" (4.38m x 3.62m)

The living room has a UPVC double-glazed bay window to the front elevation, partially panelled walls, timber flooring, coving to the ceiling, a feature cast iron fireplace with a wooden mantelpiece and tiled hearth, a radiator, and a single door providing access into the accommodation with a stained glass window overhead.

Hall

3'6" x 2'7" (1.09m x 0.81m)

The inner hall has timber flooring and carpeted stairs.

Dining Room

11'10" x 12'5" (3.63m x 3.80m)

The dining room has a UPVC double-glazed window to the rear elevation, timber flooring, an original open fireplace, partially panelled walls, coving to the ceiling, a radiator, original fitted cupboards, and an in-built cupboard.

Kitchen

13'7" x 6'7" (4.15m x 2.01m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space for a fridge freezer, multi-coloured natural slate tile flooring, partially tiled walls, a ceiling track light, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

WC/Utility Room

5'6" x 6'7" (1.68m x 2.01m)

This space has a low level dual flush WC, a wall-mounted sink, a range of fitted base and wall units with a rolled-edge worktop, space and plumbing for a washing machine, multi-coloured natural slate tile flooring, a wall-mounted boiler, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

5'4" x 9'8" (1.64m x 2.97m)

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

Master Bedroom

11'10" x 12'5" (3.61m x 3.79m)

The main bedroom has a UPVC double-glazed window to the front elevation, wooden flooring, a radiator, an in-built cupboard with an oak door, and an original open fireplace with tiled hearth.

Bathroom

11'11" x 9'9" (3.64m x 2.99m)

The bathroom has a low level flush WC, a pedestal wash basin, a corner fitted shower enclosure with a mains-fed shower, a freestanding roll top bath with central taps, a handheld shower head, and claw feet, laminate tile flooring, partially tiled walls, a radiator, an original open fireplace with a pebbled hearth, coving to the ceiling, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

11'7" x 29'6" (3.55m x 9.01m)

The second bedroom has carpeted flooring, a Velux window, a UPVC double-glazed window to the front elevation, recessed spotlights, space for a study or dressing area, a radiator, and wall-light fixtures.

OUTSIDE

Front

To the front of the property is a stone brick boundary wall and on-street permitted parking.

Rear

To the rear of the property is a low maintenance courtyard with a decking and

gravelled areas, a timber shed, external lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Medium risk for rivers & sea / Low risk for surface water
- Non-Standard Construction – No
- Other Material Issues – We are advised that there is damp present in the dining room. The area was treated in 2004; however, the damp is understood to remain.
- Any Legal Restrictions – Restrictive Covenants

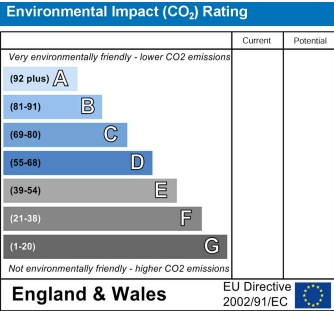
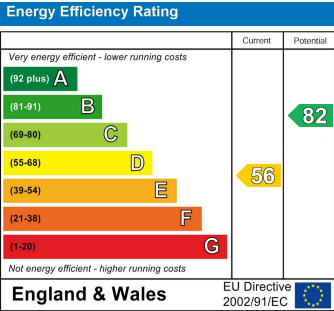
DISCLAIMER

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

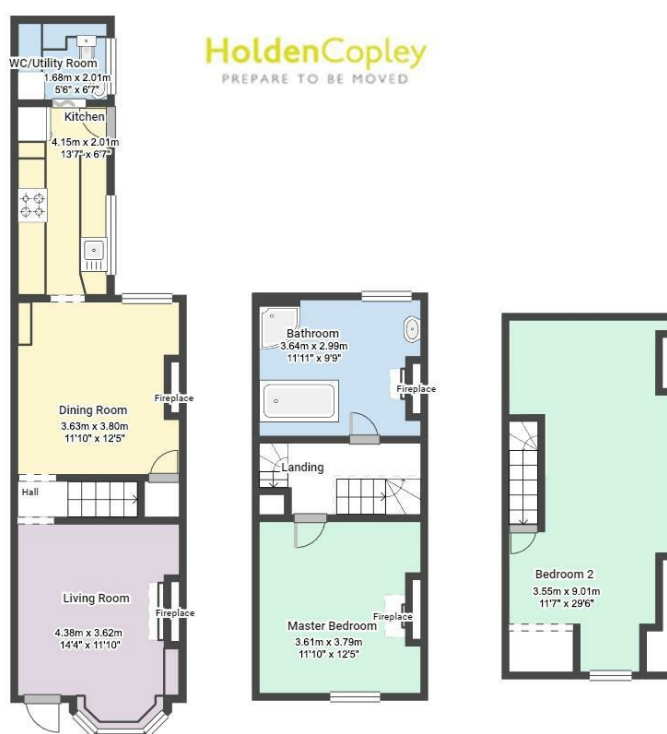
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**This floorplan is for illustrative purposes only.**

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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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