

HoldenCopley

PREPARE TO BE MOVED

Bathley Street, The Meadows, Nottinghamshire NG2 2LH

Offers Over £160,000 - £200,000

Bathley Street, The Meadows, Nottinghamshire NG2 2LH



NO UPWARD CHAIN...

This three-storey mid-terrace home offers an exceptional location within walking distance of Nottingham City Centre, West Bridgford, and the Trent Bridge Embankment. Ideal for first-time buyers, professionals, and investors, the property enjoys excellent transport links via London Road and easy access to a wealth of local amenities, including restaurants, bars, schools, sports venues, and public parks. The ground floor features two spacious reception rooms, providing generous living and dining areas, while the rear-positioned kitchen offers direct access to a low-maintenance garden. As a Victorian terrace, the property benefits from a unique layout spanning the central alleyway on the upper floors, resulting in more space to the upper floors. The first floor comprises two well-proportioned double bedrooms and a three-piece family bathroom. A third expansive double bedroom occupies the second floor, offering flexibility for additional living space or a home office. Externally, the property includes a small entrance threshold at the front with on-street parking available. The enclosed rear courtyard, complete with a brick wall boundary and gated access, provides a private outdoor retreat. Offered for sale with no upward chain, this home presents a fantastic opportunity for homebuyers and investors alike.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Courtyard
- No Upward Chain
- Close To The City Centre
- Must Be Viewed





GROUND FLOOR

Dining Room

13'9" plus bay x 11'10" (4.21m plus bay x 3.61m)
The dining room has a UPVC double glazed bay window to the front elevation, a TV point, wood-effect flooring, and a UPVC door providing access into the accommodation.

Living Room

11'9" max x 14'11" (3.59m max x 4.55m)
The living room has a UPVC double glazed window to the rear elevation, a TV point, coving to the ceiling, carpeted stairs, and wood-effect flooring.

Kitchen

15'5" x 5'2" (4.72m x 1.59m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, an under-counter fridge, a radiator, a wall-mounted Baxi boiler, tiled splash back, vinyl flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'5" max x 5'8" (1.97m max x 1.75m)
The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

15'8" x 11'3" (4.80m x 3.45m)
The first bedroom has a UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, and wood-effect flooring.

Bedroom Two

9'2" x 8'10" (2.80m x 2.70m)
The second bedroom has a UPVC double glazed window to the rear elevation, two radiators, coving to the ceiling, and wood-effect flooring.

Bathroom

8'11" max x 6'6" (2.73m max x 2.00m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, an in-built cupboard, a radiator, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Bedroom Three

12'11" x 11'3" (3.95m x 3.45m)
The third bedroom has two Velux windows, an in-built cupboard, a radiator, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and shared access to the rear garden.

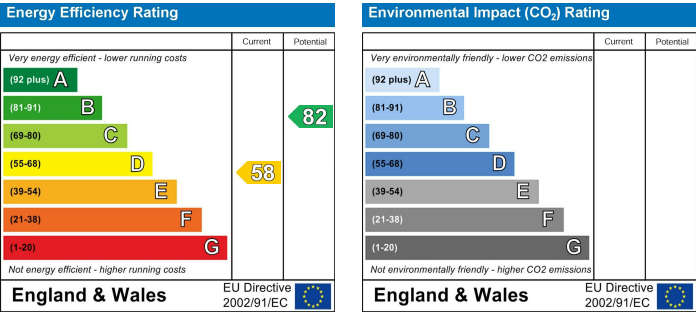
Rear

To the rear of the property is an enclosed courtyard, a brick wall boundary, and gates 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 1000Mbps and Upload Speed 1000Mbps
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 – Yes - see questionnaire

DISCLAIMER



Bathley Street, The Meadows, Nottinghamshire NG2 2LH

HoldenCopley
PREPARE TO BE MOVED



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

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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.