

# HoldenCopley

PREPARE TO BE MOVED

Navigation Street, Nottingham, Nottinghamshire NG2 4DR

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Guide Price £325,000 - £335,000



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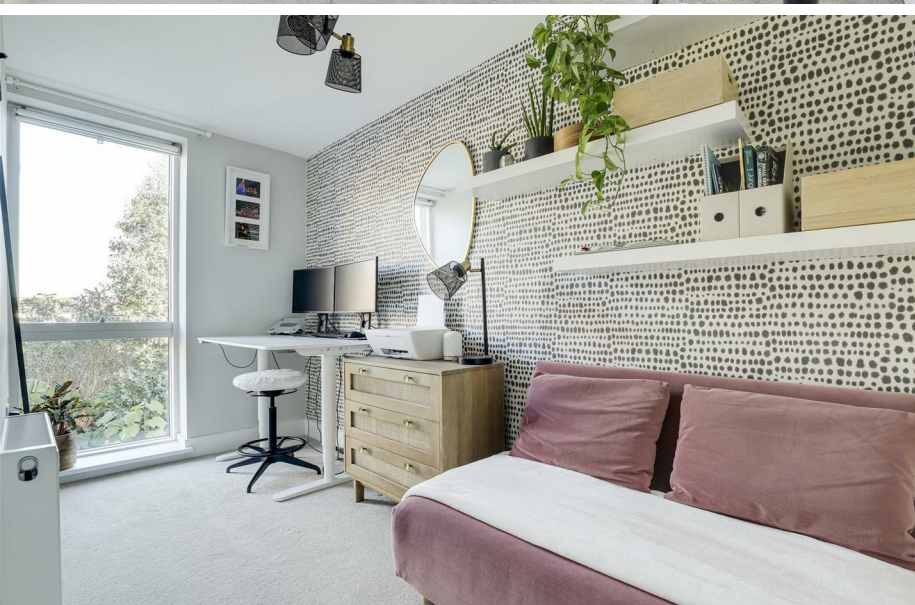
### SPACIOUS THREE-STOREY HOUSE...

This immaculately presented and well-maintained three-storey home offers spacious and versatile accommodation throughout, making it the perfect choice for a range of buyers looking for a property they can move straight into. Situated in a quiet and well-connected neighbourhood, the home is ideally positioned close to a range of local shops, great schools, transport links, and Colwick Country Park, whilst being just a stone's throw away from Nottingham City Centre. To the ground floor, the property comprises an entrance hall, a W/C, and a modern fitted kitchen-diner complete with integrated appliances. The first floor hosts a reception room featuring double French doors opening onto a Juliet balcony, two well-proportioned bedrooms, and a contemporary three-piece bathroom suite. To the second floor, you'll find a spacious double bedroom benefiting from an en-suite bathroom and access to a generous private balcony. Outside, the property features a carport with parking for one vehicle and an EV charging point to the front. To the rear, there is a landscaped, north-facing private garden boasting a paved patio area, raised wooden planters filled with exotic plants and trees, offering a tranquil retreat to enjoy all year round.

MUST BE VIEWED







- Three Storey House
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Reception Room With Juliet Balcony
- Ground Floor W/C
- Three Piece Bathroom & En-Suite
- Generous Balcony Adjoining The Master Bedroom
- Off-Road Parking & EV charger
- Private Landscaped Rear Garden
- Well-Connected Location











GROUND FLOOR

Entrance Hall

4'1" x 7'6" (1.26m x 2.30m)

The entrance hall has Karndeian flooring, a recessed spotlight and a single door providing access into the accommodation.

Hall

7'8" x 9'4" (2.34m x 2.85m)

The hall has Karndeian flooring, carpeted stairs, a radiator, a built-in cupboard and recessed spotlights.

W/C

5'0" x 3'11" (1.53m x 1.21m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, Karndeian flooring, a radiator and a recessed spotlight.

Kitchen-Diner

11'8" x 15'2" (3.58m x 4.64m)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated Neff oven, dishwasher, washing machine and fridge-freezer, a Neff hob with an extractor hood, an undermount stainless steel sink and a half with a swan neck mixer tap and draining grooves, Karndeian flooring, a radiator, space for a dining table, recessed spotlights, a double-glazed window to the rear elevation and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

9'4" x 9'5" (2.85m x 2.89m)

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

Living Room

11'10" x 15'4" (3.63m x 4.68m)

The living room has a double-glazed window to the front elevation, carpeted flooring, a radiator and double French doors out to the Juliet balcony.

Bedroom Two

11'8" x 9'4" (3.57m x 2.86m)

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

Bedroom Three

5'8" x 11'9" (1.75m x 3.60m)

The third bedroom has a double-glazed full length window to the rear elevation, carpeted flooring and a radiator.

Bathroom

5'5" x 9'9" (1.66m x 2.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, Amtico flooring, partially tiled walls, a heated towel rail, an electric shaving point, recessed spotlights and an extractor fan.

SECOND FLOOR

Landing

3'5" x 9'6" (1.05m x 2.92m)

The landing has double-glazed windows to the side and rear elevations, a single door providing access out to the balcony, carpeted flooring, recessed spotlights and provides access to the second floor accommodation.

Master Bedroom

17'10" x 16'5" (5.44m x 5.02m)

The main bedroom has a double-glazed window to the rear elevation, a full length double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

5'6" x 6'5" (1.68m x 1.98m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted corner shower enclosure with a mains-fed shower, Amtico flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a double-glazed obscure window to the front elevation.

Balcony

11'1" x 15'5" (3.39m x 4.70m)

The balcony has wooden decking, slatted privacy screens, courtesy lighting and an outdoor power point.

OUTSIDE

Front

To the front is a block paved driveway with a car port and EV charger.

Rear

To the rear is a private garden with a paved patio, decorative stones, raised wooden planters with various plants, mature trees, an outdoor tap, courtesy lighting, a single wooden gate and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

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 D

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

Service Charge in the year marketing commenced (£PA): £273.12

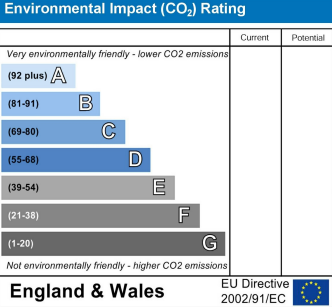
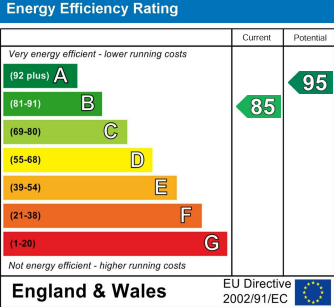
The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

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

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

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