

# HoldenCopley

PREPARE TO BE MOVED

Mickledon Close, Nottingham, Nottinghamshire NG2 1LE

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£160,000

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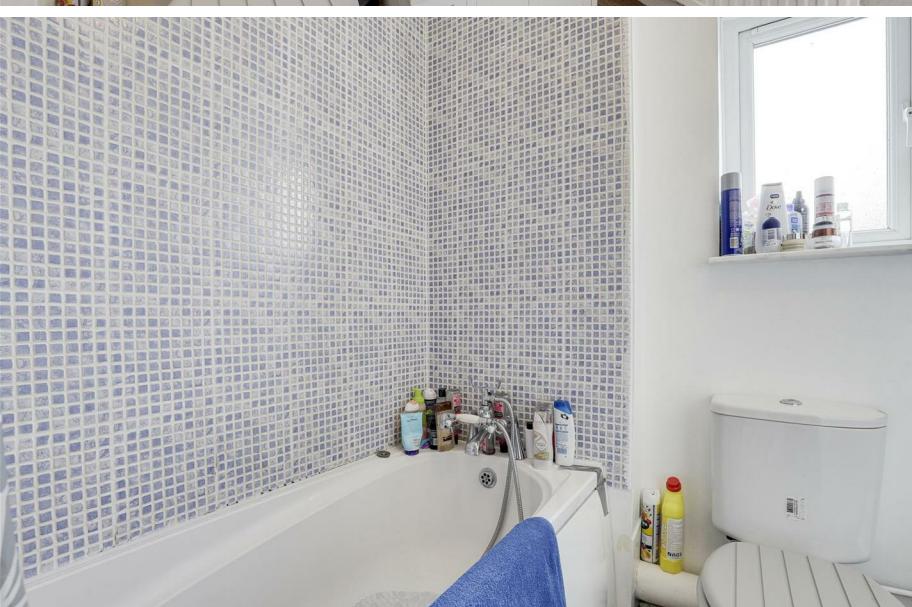


## NO UPWARD CHAIN...

This end -terraced house is being offered to the market with no upward chain, making it an ideal purchase for a variety of buyers. It is situated in a convenient location, with easy access to local amenities, transport links, and the City Centre. On the ground floor, the property features an entrance hall that provides access to both the kitchen and the spacious living room, which in turn opens out onto the rear garden. The first floor comprises two well-proportioned double bedrooms and a three-piece bathroom suite. Outside, the property benefits from off-street parking at the front, while the rear garden is enclosed and includes a patio area, a shed, fenced boundaries, and gated access.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite
- Off Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

9'11" x 5'9" (3.03m x 1.77m)

The entrance hall has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

### Kitchen

9'8" x 5'11" (2.97m x 1.82m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and a drainer, an integrated oven, hob and extractor hood, space and pluming for a washing machine and dishwasher, a wall-mounted boiler, tiled splashback, tiled flooring, and a UPVC double glazed window to the front elevation.

### Living Room

16'2" x 12'3" (4.94m x 3.74m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a TV point, wood-effect flooring, and a UPVC door opening to the rear garden.

## FIRST FLOOR

### Landing

7'10" x 5'9" (2.39m x 1.77m)

The landing has carpeted flooring, a in-built cupboard, access to the loft, and access to the first floor accommodation.

### Bedroom One

12'2" x 10'2" (3.73m x 3.12m)

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

### Bedroom Two

12'2" x 7'9" (3.73m x 2.38m)

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

### Bathroom

7'8" x 6'0" (2.36m x 1.84m)

The bathroom has a UPVC double glazed obscure windows to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, tiled splashback, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is off street parking.

### Rear

To the rear of the property is an enclosed garden with a patio, a shed, a fence panelled boundary, and gated 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 100Mbps

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 – 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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