

# HoldenCopley

PREPARE TO BE MOVED

Mundella Road, The Meadows, Nottinghamshire NG2 2EP

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Guide Price £220,000 - £230,000

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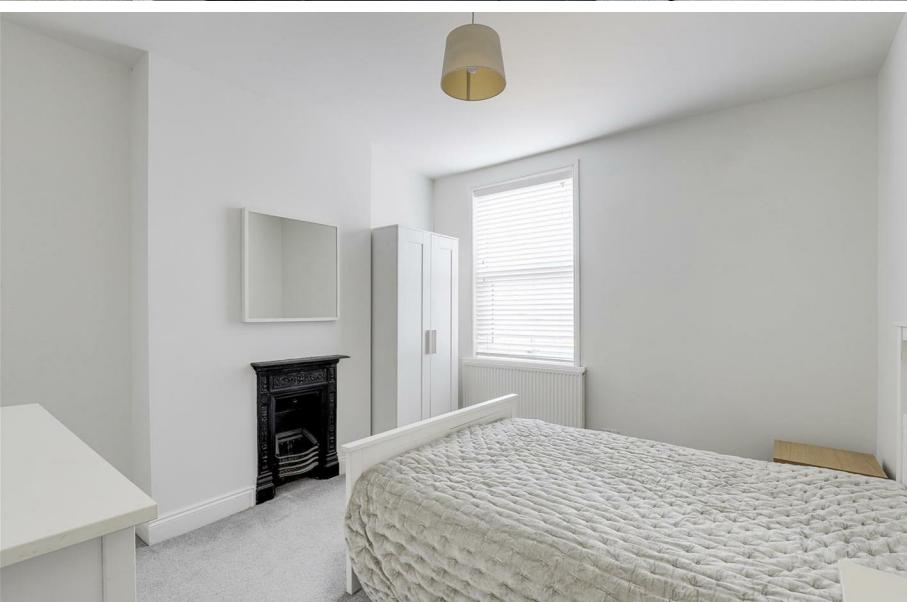
GUIDE PRICE: £220,000 - £230,000

NO UPWARD CHAIN ...

This two-bedroom end-terraced house is a true credit to the current owner, having undergone an extensive renovation and transformation, making it the perfect move-in-ready home. Every room has been thoughtfully updated, featuring a range of new fixtures, improvements and modern additions that seamlessly blend practicality with style. The property boasts new carpets and blinds throughout, along with upgrades to the kitchen, including cupboards, shelving, lighting, tiling, a new extractor fan, tap, and appliances like a tumble dryer and new fridge/freezer. The utility room has been enhanced with a new washing machine, shelving and a timer and pump for the boiler, with regular servicing and a Wi-Fi-enabled NEST smart thermostat for modern convenience. The downstairs w/c has been completely updated with new tiling, a sink and additional touches. Upstairs, the bathroom has been fully refurbished with new lights, an extractor fan and pvc skirting, whilst the two double bedrooms retain their original open fireplaces, adding character to the home. New front and back doors, upstairs windows and various external improvements, including roof and chimney repairs, eave protectors and paving, ensure the property is both stylish and functional. Other notable features include a new fuse box with an EIC certificate, modern smoke alarms and fresh decor both inside and out. Externally, the home offers on-street parking to the front and a low-maintenance patio garden to the rear, complete with new fencing, paving, an outdoor tap and furniture, providing a perfect space for relaxation. Situated in a convenient location near Victoria Embankment and the River Trent, the property benefits from excellent transport links, including tram services, easy access to the City Centre, QMC and universities, as well as local amenities.

MUST BE VIEWED





- Renovated End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Separate Utility
- Ground Floor W/C
- Newly Fitted Four-Piece Bathroom Suite
- New Fuse Box & Electrics
- Private Low Maintenance Garden With New Paving & Fencing
- New External Doors & Double-Glazed Windows With Guarantee Remaining
- Cellar For Additional Storage





## GROUND FLOOR

### Entrance Hall

The entrance hall has dark wood-effect flooring, a radiator, a wall-mounted security alarm panel, an in-built under-stair cloak cupboard with carpeted flooring, and a single composite door providing access into the accommodation.

### Living Room

14'5" into bay x 10'9" (4.41m into bay x 3.28m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a new sofa bed and coffee table, two radiators, coving to the ceiling, a fitted base cupboard, and a decorative mantelpiece with a tiled inset.

### Dining Room

14'1" x 12'1" (4.31m x 3.69m)

The dining room has dark wood-effect flooring, a radiator, open access into the kitchen, and double doors opening out to the rear garden.

### Kitchen

13'5" x 7'10" (4.11m x 2.41m)

The kitchen has a range of fitted base and wall units, stainless steel worktops, a stainless steel sink with a new mono mixer tap, a cooker with a five-ring gas hob and extractor fan, a new fridge freezer, a new tumble-dryer, a dishwasher, tiled flooring, a radiator, and single-glazed windows to the side elevation.

### Utility Room

7'8" x 4'8" (2.36m x 1.43m)

The utility room has a washing machine, wall-mounted shelves, a wall-mounted boiler, tiled flooring, a single-glazed window to the side elevation, and a single UPVC door to access the garden.

### W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, a radiator, and a single-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

14'2" x 11'10" (4.33m x 3.62m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an original open fireplace.

### Bedroom Two

12'2" x 11'1" (3.71m x 3.40m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built cupboard, and an original open fireplace.

### Bathroom

13'5" x 7'11" (4.10m x 2.42m)

The bathroom has concealed flush W/C, a vanity unit wash basin with fitted storage and a wall-mounted mirrored cabinet, a panelled bath, a shower enclosure with an overhead twin-rainfall shower and a sliding shower screen, tiled flooring, partially tiled walls, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is residential on-street parking and gated access to the side and rear.

### Rear

To the rear of the property is a private enclosed low maintenance garden with sandstone patio, external lighting, an outdoor tap, new outdoor furniture, fence panelled boundaries, and gated access.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps

(upload)

Phone Signal – Mostly 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+

Area - Low risk

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

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