

HoldenCopley

PREPARE TO BE MOVED

Midhurst Way, Clifton, Nottinghamshire NG11 8DW

Guide Price £200,000

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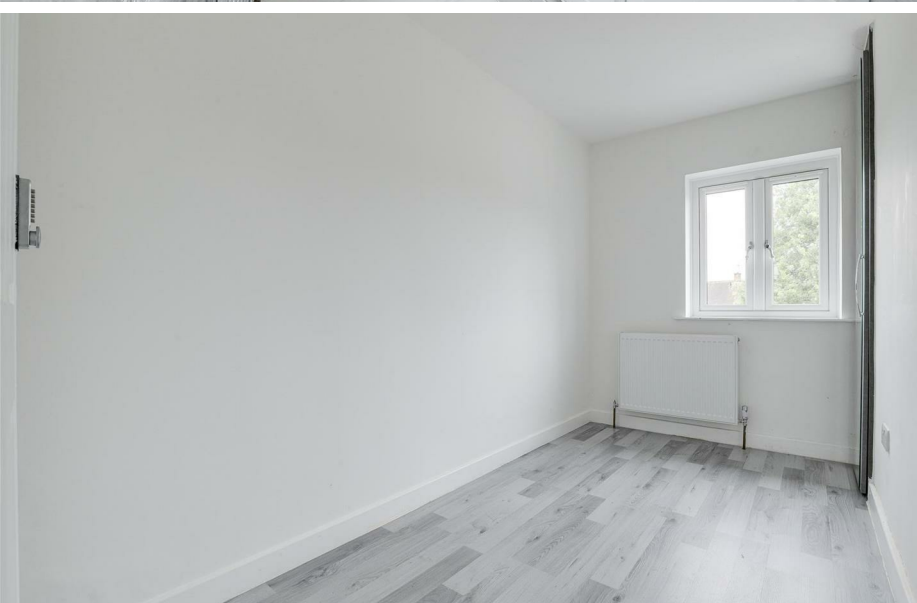
GUIDE PRICE: £200,000 - £220,000

NO UPWARD CHAIN...

This well-presented mid-terraced house is ideally situated in a popular residential area, close to local shops, schools, and a host of amenities, with excellent transport links making it perfect for commuters. Offered with no upward chain, this property presents an ideal opportunity for a range of buyers, from first-time purchasers to growing families. The ground floor comprises a porch and entrance hall leading into a spacious living room, which benefits from sliding patio doors opening into a bright conservatory, providing a seamless connection to the rear garden. The fitted kitchen also has direct access to the garden, and there is a convenient ground floor W/C. Upstairs, there are three bedrooms, a three-piece bathroom suite, and a separate W/C. Externally, the property features courtesy lighting to the front. The rear garden is fully enclosed and low-maintenance, featuring gravelled areas, a shed, fenced boundaries, and gated access.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Spacious Living Room
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite & Separate W/C
- Ground Floor W/C
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Porch

5*2" x 5*8" (1.59m x 1.73m)

The porch has vinyl flooring, obscure windows surround, and a door opening to the front garden.

Entrance Hall

4*1" x 6*8" (1.26m x 2.04m)

The entrance hall has vinyl flooring, carpeted stairs, an in-built cupboard, recessed spotlights, and a UPVC door providing access into the accommodation.

Living Room

11*2" x 23*1" (3.42m x 7.06m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a Vertical radiator, recess spotlights, vinyl flooring, and sliding patio doors opening to the conservatory.

Conservatory

7*7" x 10*0" (2.32m x 3.07m)

The conservatory has tiled flooring, a single glazed window surround, and a door opening to the rear garden.

Kitchen

7*8" x 18*11" (2.36m x 5.77m)

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, gas ring hob and extractor fan, space and plumbing for a washing machine, a Vertical radiator, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

W/C

6*11" x 3*10" (2.13m x 1.18m)

This space has a low level flush W/C, a wall-mounted wash basin, water proof boarding to the walls, and tiled flooring.

FIRST FLOOR

Landing

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

Bedroom One

11*8" x 10*2" (3.56m x 3.11m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe, a fitted bed with with bedside tables, and wood-effect flooring.

Bedroom Two

11*3" x 10*8" max (3.44m x 3.26m max)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, a fitted bed with with bedside tables, and wood-effect flooring.

Bedroom Three

11*6" x 5*8" (3.51m x 1.73m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe, and wood-effect flooring.

Bathroom

7*4" x 4*10" (2.24m x 1.48m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted handheld shower fixture, a chrome heated towel rail, an extractor fan, water proof boarding to the walls, and tiled flooring.

W/C

7*2" x 2*4" (2.20m x 0.73m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, water proof boarding to the walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting.

Rear

To the rear of the property is an enclosed low-maintenance garden, with gravelled areas, 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 1800Mbps and Upload Speed 220Mbps

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

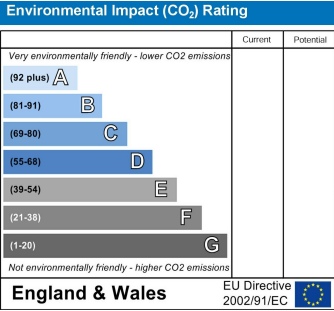
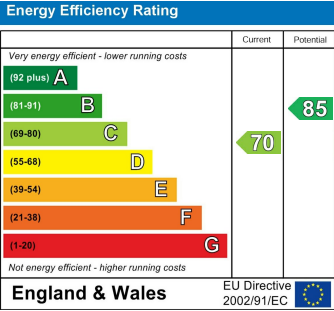
Council Tax Band Rating -Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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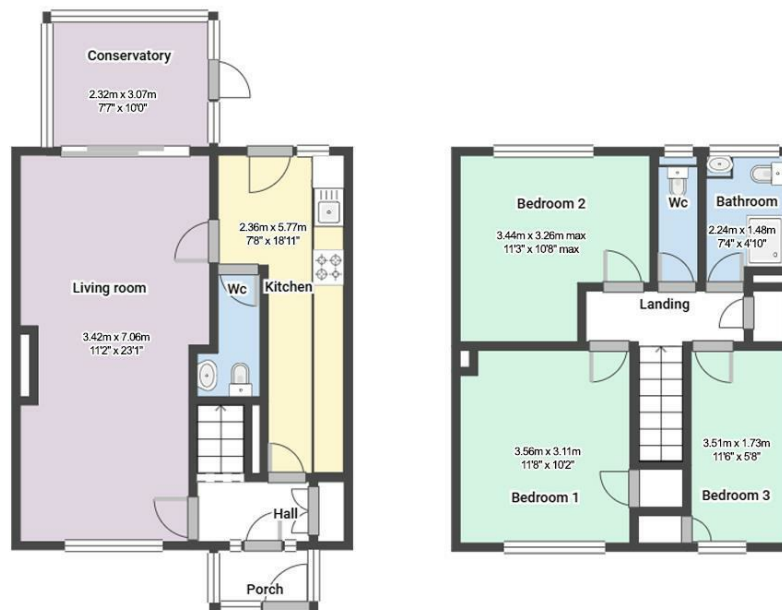
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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