

HoldenCopley

PREPARE TO BE MOVED

Bosworth Walk, The Meadows, Nottinghamshire NG2 IPB

Guide Price £160,000

GUIDE PRICE £160,000-£170,000

This mid-terraced property is being sold to the market with tenants insitu, making it the ideal purchase for any investors looking to expand their portfolio! This property is situated in a quiet cul-de-sac just a stone's throw away from various local amenities including the Victoria Embankment and the River Trent, excellent school catchments and regular transport links with easy access into the City Centre. The ground floor comprises of an entrance hall with two storage cupboards, a spacious living room and a fitted kitchen/diner with a single door providing access to the rear garden. The first floor hosts two double bedrooms which are serviced by a two-piece bathroom suite and a separate W/C. Outside to the rear of the property is a private enclosed garden with a lawn, a stone chipped area and a driveway providing off-road parking.

MUST BE VIEWED



- Mid-Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Two-Piece Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Off-Road Parking
- Ideal Investment Opportunity
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, two in-built storage cupboards, a radiator, a window to the front elevation and a single door providing access into the accommodation

Cupboard

3'6" x 2'1" (1.07m x 0.64m)
The cupboard has lighting and provides ample storage space

Cupboard

7'2" x 4'8" (2.20m x 1.43m)
The cupboard provides ample storage space

Living Room

13'0" x 10'9" (3.98m x 3.29m)
The living room has carpeted flooring, an in-built storage cupboard, a radiator and a window to the rear elevation

Kitchen/Diner

21'7" x 8'5" (6.59m x 2.58m)
The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a fridge freezer, tiled splashback, a radiator, a window to the front elevation and a single door providing access to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, two in-built storage cupboards, a radiator, a window to the front elevation and provides access to the loft and first floor accommodation

Cupboard

5'0" x 2'8" (1.53m x 0.82m)
The cupboard has lighting, a window to the front elevation and provides ample storage space

Cupboard

5'4" x 2'11" (1.65m x 0.91m)
The cupboard has lighting and provides ample storage space

Bedroom One

10'9" x 12'5" (3.29m x 3.80m)
The main bedroom has carpeted flooring, a radiator and a window to the rear elevation

Bedroom Two

12'5" x 8'8" (3.80m x 2.66m)
The second bedroom has carpeted flooring and a window to the rear elevation

Bathroom

8'10" x 5'9" (2.71m x 1.76m)
The bathroom has a wall-mounted wash basin, a panelled bath with a shower fixture, an in-built storage cupboard, partially tiled walls, a radiator and an obscure window to the front elevation

W/C

This space has a low-level flush W/C and an obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a low-maintenance garden

Rear

To the rear of the property is a private enclosed garden with a lawn, a stone chipped area, a stone paved pathway, a brick-built outhouse, courtesy lighting, panelled fencing and a driveway providing off-road parking

DISCLAIMER

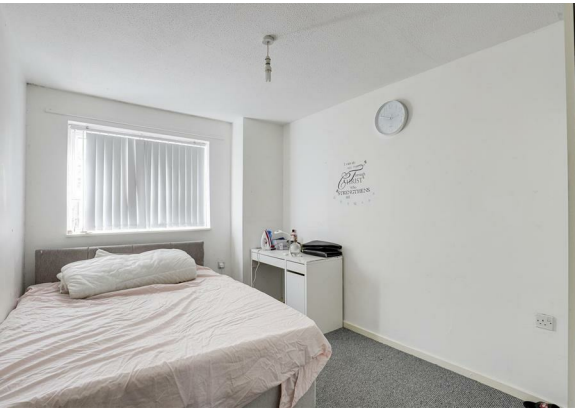
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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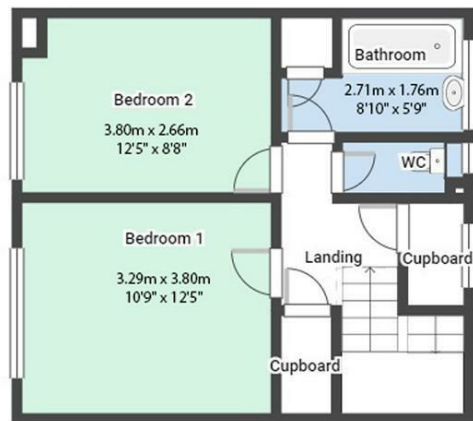
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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