

# HoldenCopley

PREPARE TO BE MOVED

Carter Gate, Nottingham, Nottinghamshire NG1 1GL

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£185,000

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## CITY CENTRE LOCATION...

Perfectly positioned in the heart of Nottingham City Centre, this well-presented two-bedroom mid-terraced house offers the ideal blend of comfort and convenience, making it an excellent choice for a wide range of buyers. Just moments from a variety of shops, vibrant restaurants, and excellent transport links, this property is superbly situated for city living. To the ground floor, the property comprises an inviting entrance hall, a spacious lounge with ample room for dining, and a well appointed fitted kitchen. Upstairs, the first floor hosts two generously sized double bedrooms, both serviced by a stylish three-piece bathroom suite. Outside, the front of the property boasts a beautifully maintained garden featuring a decked seating area, a patio, and an artificial lawn, offering a low-maintenance yet attractive outdoor space. To the rear, there is convenient access to off-street parking.

## MUST BE VIEWED





- Terraced House
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Off-Street Parking
- City Centre Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, recessed spotlights, and a composite door providing access into the accommodation,

Living Room

20'6" x 12'4" max (6.26m x 3.77 max)

The living room has wood-effect flooring, a wall-mounted feature fireplace, two radiators, space for a dining table, and UPVC double-glazed windows to the front and side elevation.

Kitchen

6'7" x 13'1" (2.01m x 4.01m)

The kitchen has fitted wall and base units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, a free standing cooker with a splashback and extractor fan, space and plumbing for a washing machine, space for a fridge freezer and dining table, tiled flooring, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Master Bedroom

10'8" x 11'9" (3.27m x 3.60m)

The main bedroom has carpeted flooring, fitted sliding door wardrobes, a built-in cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

6'7" x 14'4" (2.03m x 4.39m)

The second bedroom has carpeted flooring, a fitted sliding door wardrobe, and a UPVC double-glazed window to the front elevation.

Bathroom

7'9" x 6'0" (2.38m x 1.83m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin and splashback, a panelled bath with a mains fed rainfall shower and handheld shower head, a shower screen, a chrome heated towel rail, an in-built cupboard, an extractor fan, recessed spotlights, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

The the front of the property is an enclosed garden with a decked area, a paved seating area, an artificial lawn, various plants and shrubs, a pergola, a built-in seating area, a single wooden gate, and fence panelled boundaries.

Rear

The the rear of the property is access to off-street parking.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – Good 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+  
Flood Risk Area - Very Low  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

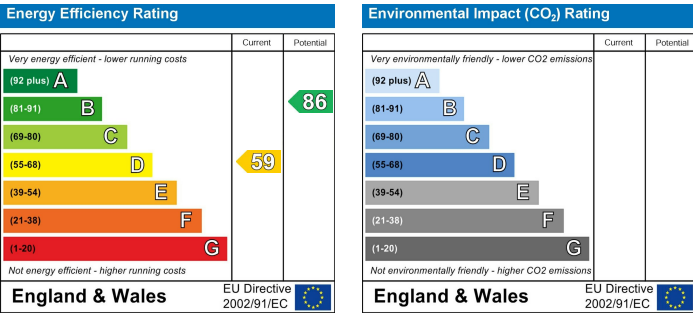
DISCLAIMER

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  
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

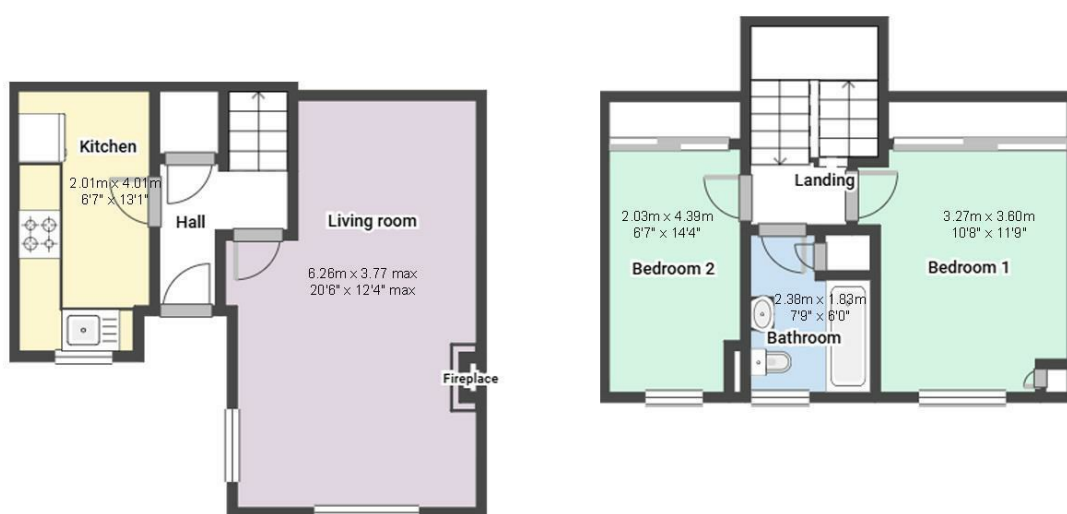
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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