# Holden Copley PREPARE TO BE MOVED

Durnford Street, New Basford, Nottinghamshire, NG7 7EQ

Guide Price £120,000 - £130,000

# TWO BED TERRACE...

This two bedroom mid terrace house offers ample storage and spacious accommodation throughout offering lots of potential making the perfect purchase for any investors or first time buyers looking to be located in the popular location of New Basford within close proximity to a range of shops, medical centres and transport links into the City Centre. Internally to the ground floor the property comprises of a spacious living room and modern fitted kitchen and to the first floor is two bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is availability for on street parking and to the rear is a courtyard style garden.

# MUST BE VIEWED!







- Mid Terrace
- Two Bedroom
- Modern Fitted Kitchen
- · Spacious Living Room
- Three Piece Bathroom Suite
- New Décor Throughout
- Courtyard Style Garden
- On Street Parking Available
- · Popular Location
- 360 Virtual Tour

# ACCOMMODATION

# **GROUND FLOOR**

# Living Room

 $II^6" \times I2^5" (3.53m \times 3.79m)$ 

The Living room has carpeted flooring, radiator, recessed chimney breast, TV point, double glazed window to the front elevation and a single door providing access into the accommodation

# Kitchen

8\*7" × 13\*0" (2.63m × 3.98m)

The kitchen has laminate flooring, partially tiled walls, a range of fitted wall and base units with wood effect worksurfaces, a stainless steel sink with a drainer and mixer tap, an integrated oven with gas hobs and an extractor fan, a combi boiler, space and plumbing for a washing machine and other appliances, an in-built storage cupboard, radiator, extractor fan and a single door providing access to the rear garden

## FIRST FLOOR

# Landing

 $5^{\circ}2'' \times 7^{\circ}4''$  (I.58m × 2.25m)

The landing has carpeted flooring, a loft hatch, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

 $II^6" \times 9^5" (3.52m \times 2.89m)$ 

The main bedroom has carpeted flooring, a recessed chimney breast, TV point, radiator and double glazed window to the front elevation

#### Bedroom Two

 $8*8" \times 8*I"$  (2.66m × 2.48m)

The second bedroom has carpeted flooring, radiator, access to a built in storage cupboard, double glazed window to the rear elevation and a duplex window to the rear elevation

#### Bathroom

5°10" × 8°4" (1.80m × 2.55m)

The bathroom has laminate flooring, partially tiled walls, radiator, low level flush WC, washbasin unit, panelled bath and an extractor fan

### OUTSIDE

# FRONT

To the front of the property is availability for on street parking

# REAR

To the rear is a courtyard style garden with wall surrounding and gated access

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.

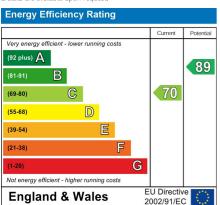
The vendor has advised the following:

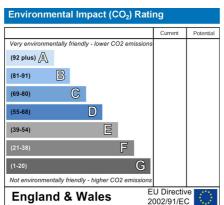
# Property Tenure is Freehold

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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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# Durnford Street, New Basford, Nottinghamshire, NG7 7EO







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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