

HoldenCopley

PREPARE TO BE MOVED

Durnford Street, New Basford, Nottinghamshire, NG7 7EP

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
11'6" x 12'5" (3.53m x 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" x 13'0" (2.63m x 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
5'2" x 7'4" (1.58m x 2.25m)
The landing has carpeted flooring, a loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom
11'6" x 9'5" (3.52m x 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" x 8'1" (2.66m x 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" x 8'4" (1.80m x 2.55m)
The bathroom has laminate flooring, partially tiled walls, radiator, low level flush W/C, 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

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 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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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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