

HoldenCopley

PREPARE TO BE MOVED

Hollis Street, New Basford, Nottinghamshire NG7 7AS

Guide Price £150,000 - £170,000

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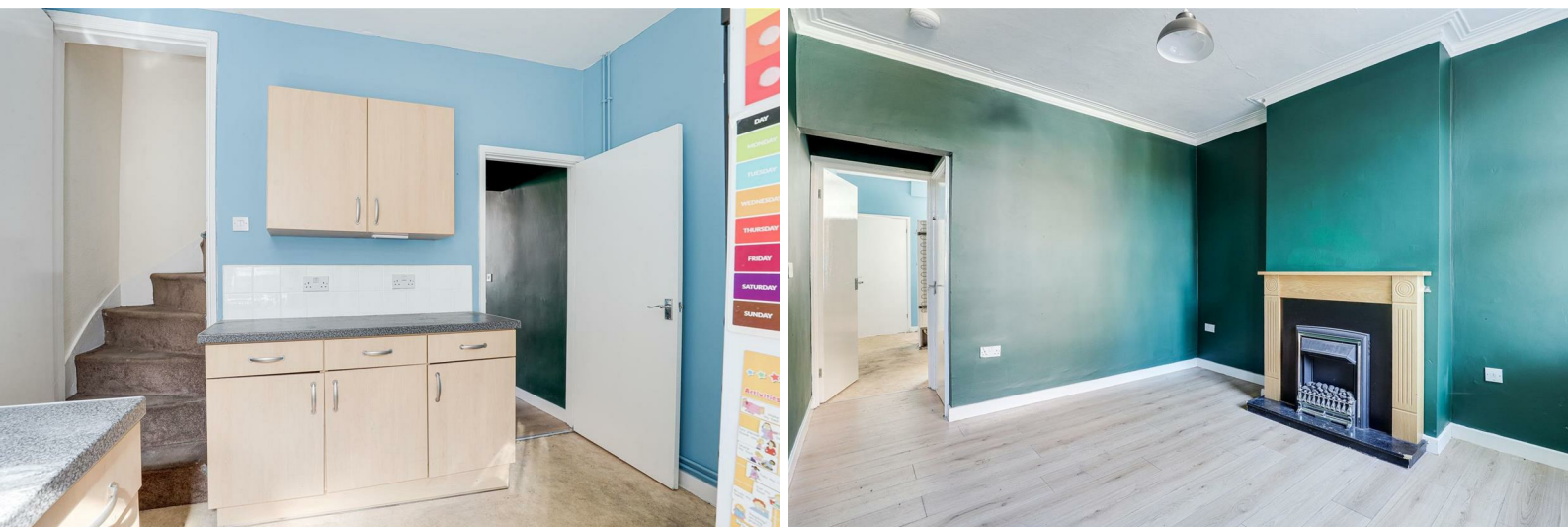
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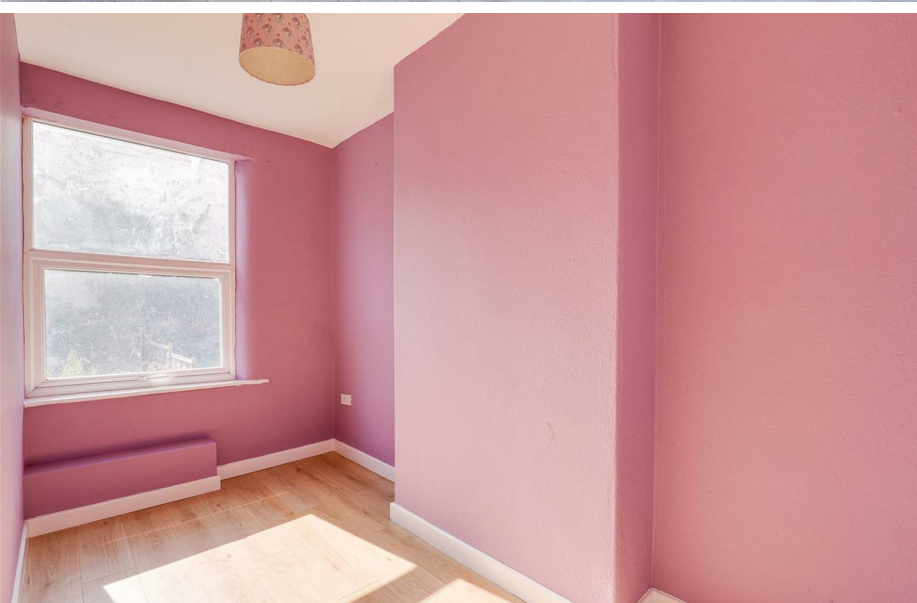
GREAT A RANGE OF BUYERS...

Introducing a well-maintained mid-terraced house that redefines effortless living, with the added benefit of no upward chain. This residence exudes charm and functionality, offering generous living spaces spread across three well-designed floors. Perfectly poised to cater to a diverse array of buyers, it occupies a prime position in the coveted New Basford area, boasting easy access to Nottingham City Centre's vibrant offerings.

As you cross the threshold, the ground floor graciously unfolds to reveal a cosy living room, a fitted kitchen, and a utility area that exemplifies convenience. Further enhancing this property's allure is access to a cellar, cleverly divided into two sections, providing ample storage or potential for various uses. Climbing the staircase to the first floor, you'll find two spacious bedrooms, thoughtfully designed to offer comfort and tranquility. They share access to a well-appointed bathroom suite. Continuing your exploration, ascend to the second floor, where you'll discover an additional bedroom, expanding the possibilities of this delightful home. Outside opens up to a rear garden adorned with mature landscaping.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen With Separate Utility Room
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

10'9" x 11'9" (3.29m x 3.60m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, coving to the ceiling, a feature fireplace with a decorative surround and a composite door providing access into the accommodation

Kitchen

11'10" x 10'9" (3.62m x 3.29m)

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, space for a cooker and a fridge freezer, space and plumbing for a washing machine, vinyl flooring, tiled splashback, a radiator, access to the cellar and a UPVC double-glazed window to the rear elevation

Utility

8'7" x 5'8" (2.63m x 1.75m)

The utility room has a fitted worktop, space for a wall-mounted boiler, space and plumbing for a washing machine, tiled splashback, a radiator, a UPVC double-glazed window to the rear elevation and a single composite door providing access into the accommodation

BASEMENT LEVEL

Cellar

11'10" x 11'0" (3.61m x 3.36m)

The cellar is split into two sections and has lighting

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom One

11'11" x 10'9" (3.65m x 3.29m)

The first bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator

Bedroom Three

5'11" x 11'11" (1.81m x 3.65m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator

Bathroom

8'0" x 4'3" (2.45m x 1.31m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, a radiator and an extractor fan

SECOND FLOOR

Bedroom Two

10'8" x 14'11" (3.26m x 4.55m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and a loft hatch

OUTSIDE

To the rear of the property is an enclosed mature garden with a range of plants and shrubs

DISCLAIMER

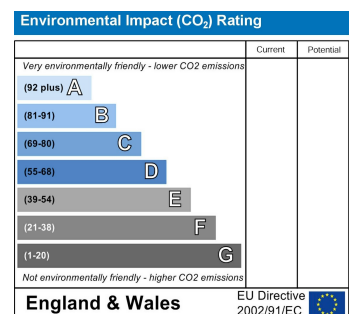
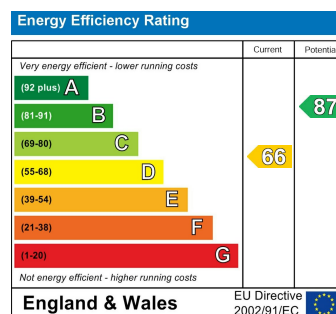
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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