

# HoldenCopley

PREPARE TO BE MOVED

Whitcombe Gardens, Top Valley, Nottinghamshire NG5 9ED

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**Guide Price £140,000 - £150,000**

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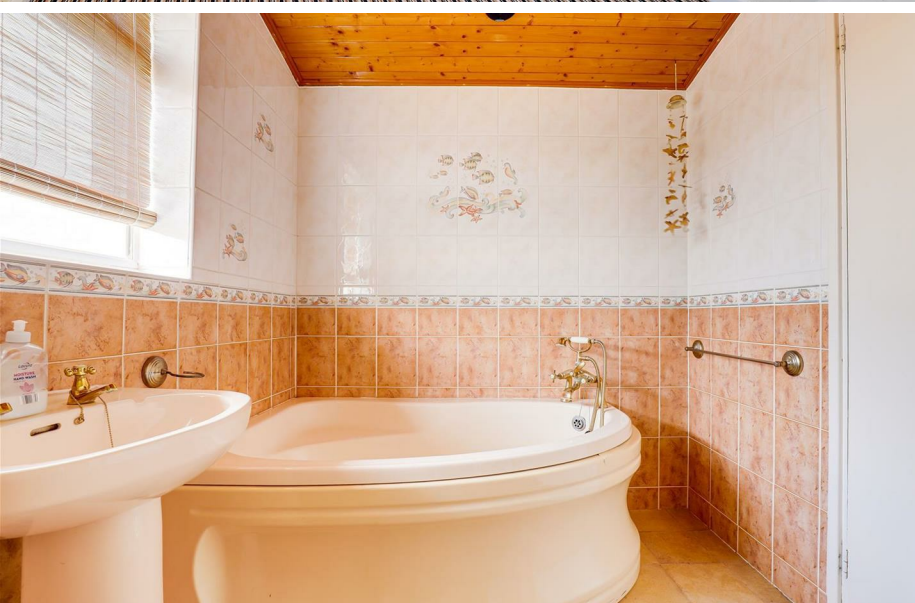
GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

Welcome to an exciting opportunity to transform this three-bedroom mid-terraced house into your dream home! In need of some tender loving care, this property is a blank canvas awaiting your personal touch. The ground floor boasts a welcoming porch leading into a spacious hallway, a charming bay-fronted living room, a separate dining room for entertaining guests, a bright conservatory offering a delightful extension to the living space and a functional kitchen awaiting a makeover. Ascend to the first floor to discover three bedrooms offering potential for cosy retreats and a four-piece bathroom suite providing both convenience and comfort. The exterior features a convenient driveway with space for two cars, ensuring parking is never a hassle and a private enclosed low-maintenance garden, perfect for relaxing and outdoor gatherings. This property is situated in popular location, within reach of various local amenities and conveniences as well as easy access to Nottingham City Centre and great schools. With no upward chain, seize the opportunity to reimagine this property and make it your own.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Four-Piece Bathroom Suite
- Private Enclosed Low-Maintenance Garden
- Driveway
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Porch

The entrance porch has laminate flooring, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

### Hallway

2'11" x 14'2" (0.91m x 4.33m)

The hallway has laminate flooring, carpeted stairs, an in-built storage cupboard, a radiator, coving to the ceiling and spotlights

### Living Room

14'2" x 11'4" (4.34m x 3.47m)

The living room has laminate flooring, a recessed chimney breast with a decorative surround, a feature ceiling rose, coving to the ceiling and a UPVC double glazed bay window to the front elevation

### Dining Room

8'7" x 8'9" (2.64m x 2.67m)

The dining room has laminate flooring, a radiator and a single door providing access to the conservatory

### Conservatory

9'10" x 7'9" (3.01m x 2.38m)

The conservatory has laminate flooring, UPVC double glazed windows to the side and rear elevations, a polycarbonate roof and UPVC double French doors providing access to the rear garden

### Kitchen

8'9" x 8'9" (2.67m x 2.67m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a mixer tap, space for an oven, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, tiled splashback, laminate flooring and a UPVC double glazed window to the rear elevation

## FIRST FLOOR

### Landing

9'7" x 6'3" (2.93m x 1.91m)

The landing has carpeted flooring, an in-built storage cupboard, spotlights, coving to the ceiling and provides access to the loft and first floor accommodation

### Master Bedroom

13'3" x 11'3" (4.04m x 3.43m)

The master bedroom has wooden floorboards, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bedroom Two

9'11" x 9'2" (3.03m x 2.81m)

The second bedroom has carpeted flooring, a range of fitted wardrobes, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bedroom Three

6'6" x 6'7" (1.99m x 2.03m)

The third bedroom has carpeted flooring, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bathroom

6'5" x 8'3" (1.97m x 2.53m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a corner fitted panelled bath with a hand-held shower fixture, a fitted shower enclosure with an electric shower fixture, tiled walls, spotlights and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property there is courtesy lighting and a block paved driveway providing off-road parking for two cars

### Rear

To the rear of the property is a private enclosed low-maintenance garden

## 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.

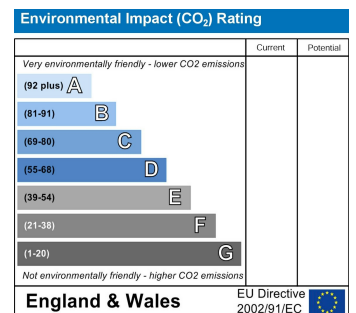
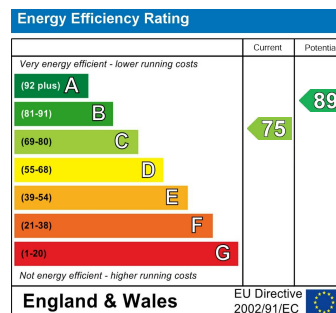
The vendor has advised the following:

Property Tenure is Freehold

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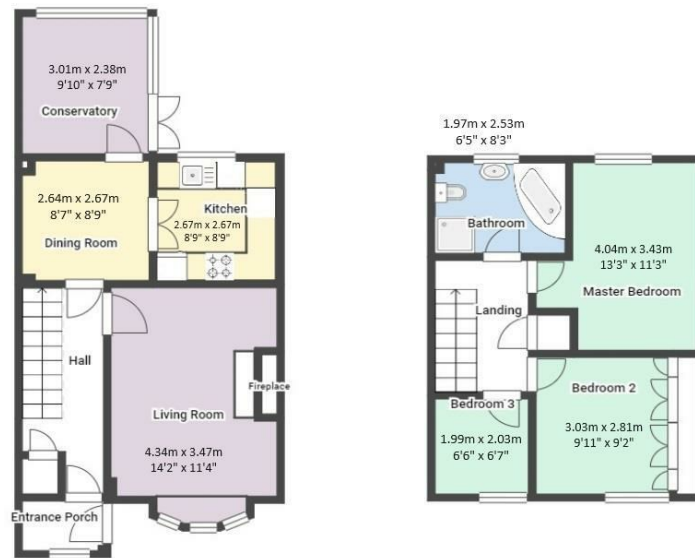
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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