

HoldenCopley

PREPARE TO BE MOVED

St. Augustines Close, New Basford, Nottingham NG7 7JY

Guide Price £155,000 - £175,000

GUIDE PRICE £155,000 - £165,000

NO UPWARD CHAIN...

Introducing this two-bedroom end-terraced house, offering no upward chain, situated in a convenient location with proximity to a plethora of local amenities, including shops, schools, and excellent transport links, including tram services and easy commuting access. Step inside to discover a well-appointed fitted kitchen, providing space for culinary endeavors, alongside a reception room, offering a cosy retreat. Ascending to the upper level, you'll find two double bedrooms, each offering comfortable accommodation, along with a convenient three-piece bathroom suite. Outside, the front of the property boasts a driveway providing off-road parking, access to the garage offering ample storage space and a small lawn area adding to the exterior. To the rear, a lawn and a seating area provide a perfect setting.

MUST BE VIEWED



- End-Terraced House
- Two Double Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Enclosed Garden
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Kitchen

14'8" x 6'6" (4.48m x 1.99m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven, an integrated hob, an extractor fan, space and plumbing for a washing machine, partially tiled walls, vinyl flooring, a wall-mounted heater, a UPVC double-glazed window to the front elevation and a single door providing access into the accommodation.

Living Room

14'6" x 10'2" (4.43m x 3.11m)

The living room has laminate wood-effect flooring, carpeted stairs, fitted storage cupboards, coving to the ceiling, a wall-mounted heater and sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed obscure window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11'1" x 9'10" (3.40m x 3.01m)

The main bedroom has carpeted flooring, a wall-mounted heater, an in-built storage cupboard and a UPVC double-glazed windows to the rear elevation.

Bedroom Two

10'1" x 7'8" (3.08m x 2.36m)

The second bedroom has carpeted flooring, a wall-mounted heater and a UPVC double-glazed window to the front elevation.

Bathroom

6'9" x 6'0" (2.07m x 1.83m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

The front of the property has a driveway providing off-road parking, access to the garage, gated access to the rear and a lawn.

Garage

15'3" x 7'0" (4.65m x 2.15m)

The garage has courtesy lighting, ample storage space and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a lawn, a paved area and fence panelling.

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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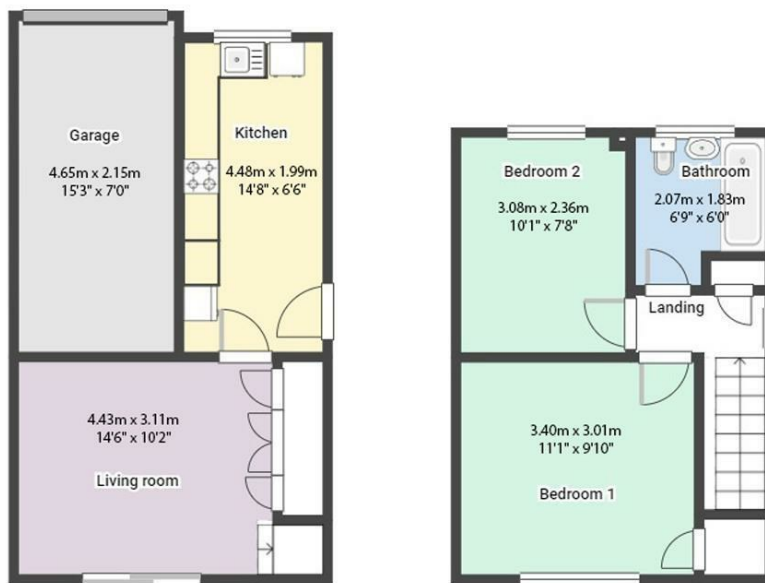
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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