

HoldenCopley

PREPARE TO BE MOVED

Egypt Road, New Basford, Nottinghamshire NG7 7GN

Guide Price £170,000-£190,000

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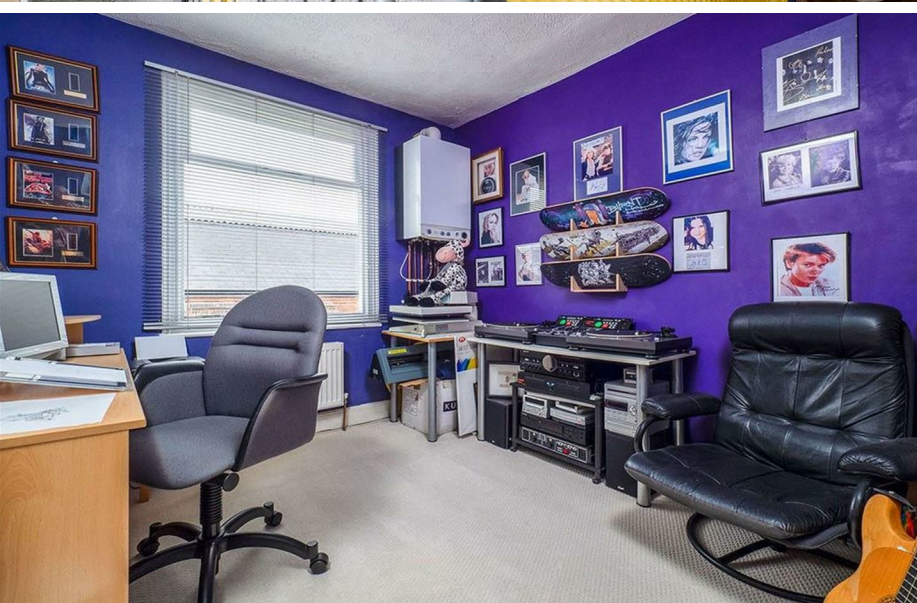
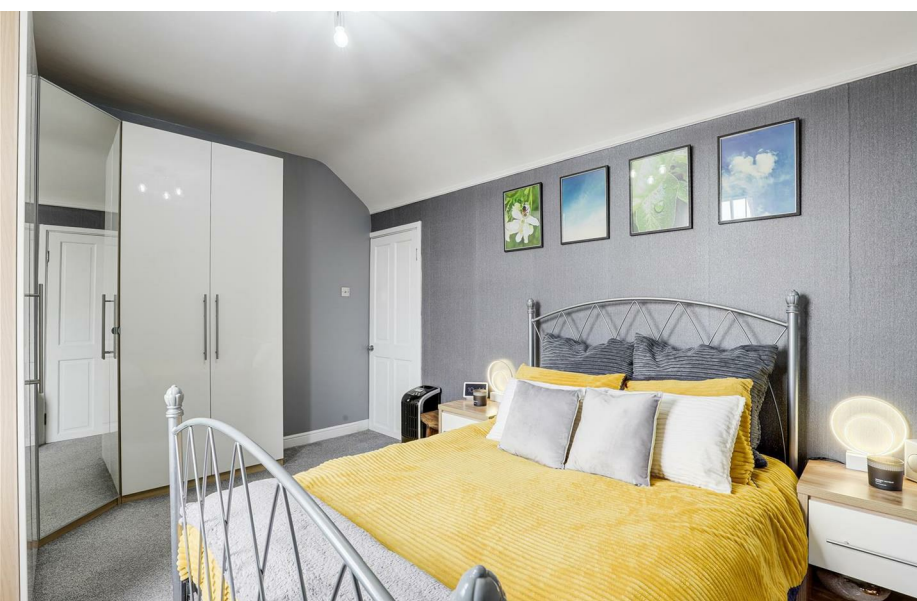
GUIDE PRICE £170,000 - £180,000

WELL PRESENTED THROUGHOUT...

This stunning three-bedroom, three-storey house situated in the desirable location of Basford offers spacious rooms, modern features and a well-presented interior providing a comfortable and stylish living experience. As you step inside, you are greeted by a spacious lounge, providing a perfect space for relaxation and entertainment. Adjacent to the lounge, you will find a modern fitted kitchen, complete with sleek countertops, ample storage space, and room for a dining table, creating a wonderful area for family meals or social gatherings. The ground floor also features a convenient hallway with storage facilities and a tastefully designed three-piece bathroom suite, adding to the overall convenience and practicality of the home. Moving up to the first floor, you will discover two well-appointed bedrooms, thoughtfully designed to provide peaceful retreats for rest and relaxation. These bedrooms offer ample natural light, providing a pleasant ambiance and a comfortable living space. The second floor of this exceptional property boasts the master bedroom, a true haven of tranquillity. This generously proportioned bedroom offers privacy and seclusion, allowing you to unwind and recharge after a long day. The front of the property showcases an artificial lawned garden, meticulously maintained and complemented by charming border flower beds. At the rear, you will find a low maintenance paved garden, perfect for those seeking a hassle-free outdoor space. The garden features a raised decked seating area, ideal for outdoor dining, relaxation, or entertaining guests. Throughout the property, you will find a high standard of presentation, showcasing the care and attention to detail that has been put into maintaining and enhancing this remarkable home. Set in a sought after location within close proximity to a wealth of amenities, including shops, restaurants, and transport links.

MUST BE VIEWED





- Terraced House
- Three Storey
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Front & Rear Gardens
- Well Presented Throughout
- Great Transport Links
- Popular Location





GROUND FLOOR

Living Room

14'3" x 12'2" (4.35 x 3.71)

The living room has carpeted flooring, a chimney breast with a feature fireplace and surround, a TV point, a radiator, an alarm panel, original period bay window with original feature glass and a wooden door providing access into the accommodation.

Kitchen

11'1" x 10'0" (3.40 x 3.06)

The kitchen has wood-effect vinyl flooring, a range of wall, drawer and base units with worktop above, a grey compounds sink with a drainer and a mixer tap, an interchangeable splashback, an integrated dishwasher, an integrated double oven with hob and extractor hood above, an integrated washing machine, spotlights to ceiling, space for a dining table, a storage cupboard, a radiator, carpeted stairs to the first floor, a window to the rear elevation and an archway into the hallway.

Hallway

4'3" x 3'6" (1.30 x 1.08)

This space has vinyl flooring, a storage cupboard and a stable style door to the side elevation.

Bathroom

7'8" x 6'2" (2.34 x 1.88)

The bathroom has tiled flooring, tiled walls, a radiator, a storage cupboard, a bath with an electric shower over, a shower curtain rail, a wash basin, a low level W/C, a radiator and an obscured single glazed window to the side elevation.

FIRST FLOOR

Landing

10'0" x 4'11" (3.05 x 1.51)

The landing has carpeted flooring, a radiator, carpeted stairs to the first floor, a frosted glazed window to the rear elevation and access into the first floor accommodation.

Bedroom Two

14'0" x 9'11" (4.29 x 3.04)

The second bedroom has carpeted flooring, a radiator, a chimney breast and a single glazed window to the front elevation.

Bedroom Three

10'0" x 9'0" (3.05 x 2.75)

The third bedroom has carpeted flooring, a radiator, a newly fitted wall mounted Worcester Bosch combi boiler with Google Nest thermostat and a single glazed window to the rear elevation.

SECOND FLOOR

Master Bedroom

14'4" x 10'0" (4.37 x 3.05)

The master bedroom has carpeted flooring, a chimney breast, a radiator, fitted wardrobes and a single glazed window to the front elevation.

OUTSIDE

Front

To the front of the property there is an artificial lawned garden with

boarder flower beds and shrubs, gravelled pathways, a wooden entrance gate and enclosed by walled boundaries.

Rear

To the rear of the property there is a low maintenance paved garden with an outside tap, a raised decked seating area and enclosed by fenced and walled boundaries.

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.

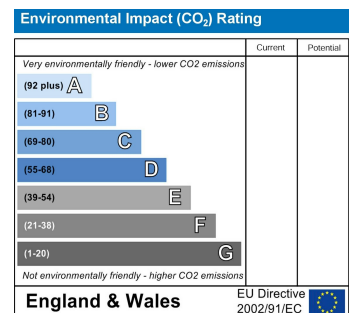
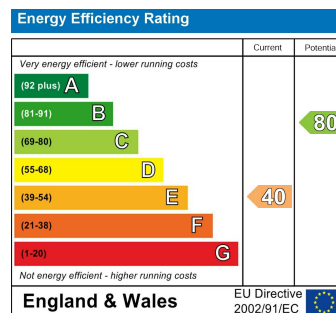
The vendor has advised the following:

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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