

# HoldenCopley

PREPARE TO BE MOVED

Ilkeston Road, Radford, Nottinghamshire NG7 3EG

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Guide Price £200,000 - £220,000



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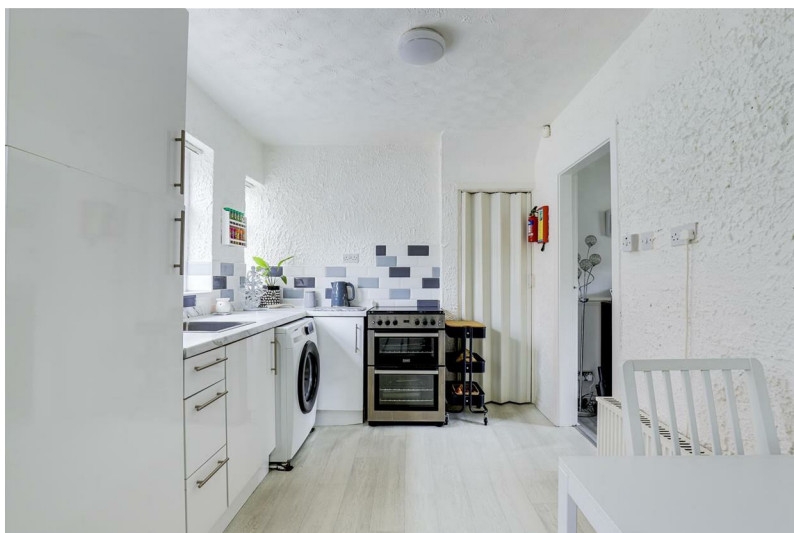


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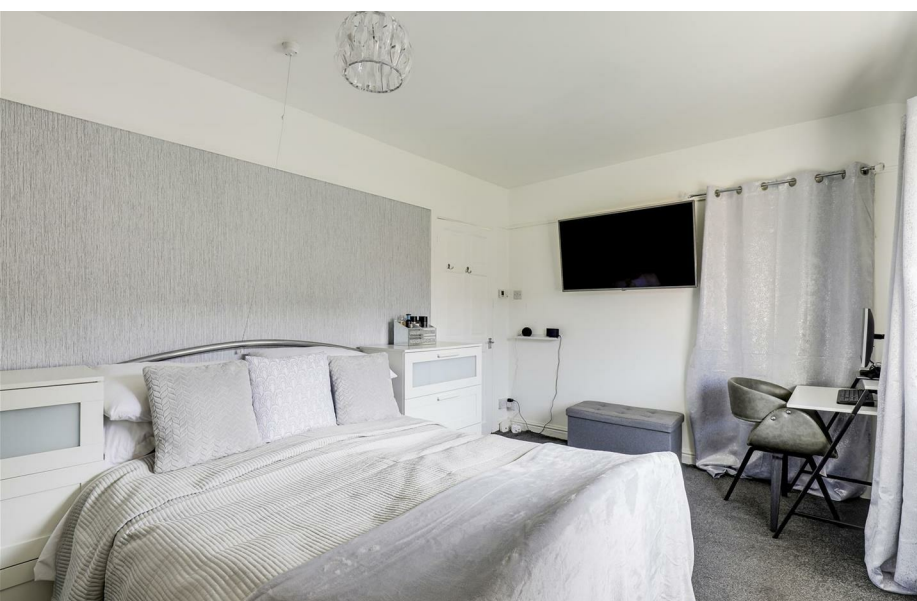
END-TERRACED HOUSE...

This two-bedroom end-terraced house stands as a beacon of comfort and convenience. This well-presented property is a credit to the current owners as they have created a home ready for you to drop your bags and move straight in, by including new flooring, a newly-fitted kitchen and bathroom, a new Central Fischer Future Heating system, and much more. Positioned within easy reach of the City Centre, its prime location boasts excellent transport connections, ensuring effortless commutes and access to various amenities. The ground floor welcomes you with an entrance hall, a reception room and a modern fitted kitchen. Ascend the staircase to the first floor, where two bedrooms await, completing this abode is a three-piece bathroom. Outside, the property showcases a large corner-plot landscaped haven to the rear, with a quaint gravelled garden at the front.

MUST BE VIEWED







- Corner Plot End Terraced House
- Two Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen
- Newly Fitted Three-Piece Bathroom Suite
- Large Landscaped Garden
- New Central Fischer Future Heating With 6 Year Warranty Remaining
- New Flooring
- Renovated Throughout
- Close To The City Centre











## GROUND FLOOR

### Entrance Hall

2'8" x 4'1" (0.83m x 1.27m)

The entrance hall has laminate flooring, a built-in storage cupboard, carpeted stairs and a UPVC single door providing access into the accommodation.

### Living Room

14'7" x 11'0" (4.45m x 3.37m)

The living room has a UPVC double-glazed window to the front elevation, a TV point, laminate flooring, a built-in storage cupboard, a dado rail, a radiator and a feature fireplace with a decorative surround.

### Kitchen

14'11" x 8'4" (4.56m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, a stainless steel sink with a swan neck mixer tap, partially tiled walls, a radiator, vinyl flooring, access into the pantry cupboard, two UPVC double-glazed windows to the rear elevation and a UPVC single door providing access into the garden.

## FIRST FLOOR

### Landing

4'4" x 2'9" (1.34m x 0.84m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft and provides access to the first floor accommodation.

### Master Bedroom

9'7" x 14'7" (2.93m x 4.45m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a picture rail.

### Bedroom Two

9'11" x 9'7" (3.03m x 2.94m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a picture rail and a built-in storage cupboard.

### Bathroom

6'10" x 7'10" (2.10m x 2.41m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a panelled P shaped bath with a wall-mounted electric shower fixture, glass shower screen, a waterproof splashback, a radiator, a picture rail, laminate-tile flooring, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a gravelled garden, a scrub boundary and a path leading to access into the accommodation.

### Rear

To the rear of the property is a garden with various plants and shrubs, raised planters, a lawn area, a patio area, a new shed and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All voice 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

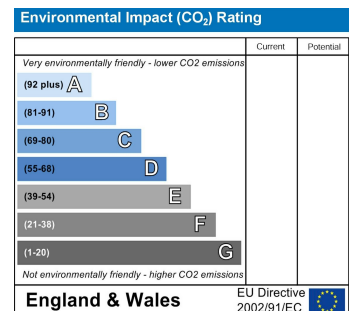
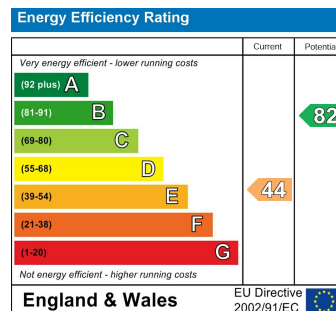
The vendor has advised the following:

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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