

HoldenCopley

PREPARE TO BE MOVED

Alfreton Road, Nottingham, Nottinghamshire NG7 5LS

Guide Price £180,000 - £190,000

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NO UPWARD CHAIN...

Welcome to this mid-terraced house, ideally suited for an array of buyers and perfectly positioned within walking distance of Nottingham Trent University and the vibrant Nottingham City Centre. Spanning three spacious floors. Upon entering, you are greeted by an inviting entrance hall leading to a cosy living room, a separate dining room, and a fully fitted kitchen. The ground floor also features a split-section cellar, providing ample storage space. The first floor comprises three well-proportioned bedrooms, a modern three-piece bathroom suite, and an additional three-piece shower room for added convenience. Ascend to the second floor to find three more generously sized bedrooms, completing the extensive living quarters. Externally, the property boasts a front yard and an enclosed rear yard with courtesy lighting and a seating area, perfect for outdoor relaxation. With excellent transport links and the Forest Recreation Grounds nearby, this home offers the perfect blend of comfort and convenience in a prime location.

MUST BE VIEWED





- Mid Terraced House
- Six Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Two Three Piece Bathroom Suites
- Enclosed Rear Yard
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'4" x 3'5" (4.07m x 1.06m)

The entrance hall has a recessed door mat, vinyl flooring, carpeted stairs, a radiator, and a UPVC door providing access into the accommodation.

Living Room

15'10" x 7'9" (max) (4.84m x 2.38m (max))

The living room has two UPVC double glazed windows to the front elevation, a TV point, a radiator, a ceiling rose, and carpeted flooring.

Dining Room

12'7" x 11'5" (max) (3.86m x 3.49m (max))

The dining room has a UPVC double glaze window to the rear elevation, a radiator, and wood-effect flooring.

Kitchen

10'8" x 6'8" (3.26m x 2.05m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven and gas ring hob, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

BASEMENT

Cellar

16'6" x 11'9" (max) (5.04m x 3.59m (max))

The cellar is split into two sections, lighting, electrics, and ample storage space.

FIRST FLOOR

Landing

13'6" x 6'7" (max) (4.12m x 2.02m (max))

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

Bedroom Two

101'0" x 8'4" (max) (30.8m x 2.56m (max))

The second bedroom has s UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Five

13'1" x 7'0" (max) (3.99m x 2.14m (max))

The fifth bedroom has UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Six

13'1" x 7'11" (max) (4.01m x 2.42m (max))

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

Bathroom

7'4" x 6'9" (2.25m x 2.06m)

The bathroom has a UPVC double glazed obscure window to the rear, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and vinyl flooring.

Shower Room

7'2" x 3'6" (2.19m x 1.08m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a shower enclosure with a wall-mounted electric shower fixture, partially tiled walls, and tiled flooring.

SECOND FLOOR

Upper Landing

15'3" x 8'10" (max) (4.67m x 2.70m (max))

The upper landing has carpeted flooring, and access to the second floor accommodation.

Bedroom One

15'2" x 9'10" (4.64m x 3.02m)

The first bedroom has UPVC double glazed window to the rear elevation, and carpeted flooring.

Bedroom Four

13'2" x 7'9" (4.02m x 2.37m)

The four bedroom has UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

11'7" x 7'1" (3.54m x 2.17m)

The Third bedroom has UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small yard, and access to the rear garden.

Rear

To the rear of the property is an enclosed yard with courtesy lighting, and a seating area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

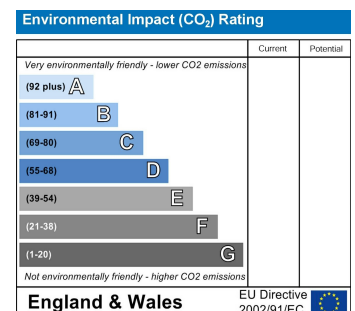
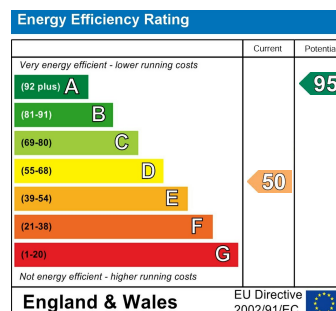
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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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