

HoldenCopley

PREPARE TO BE MOVED

Hartley Road, Nottingham, Nottinghamshire NG7 3AD

£150,000

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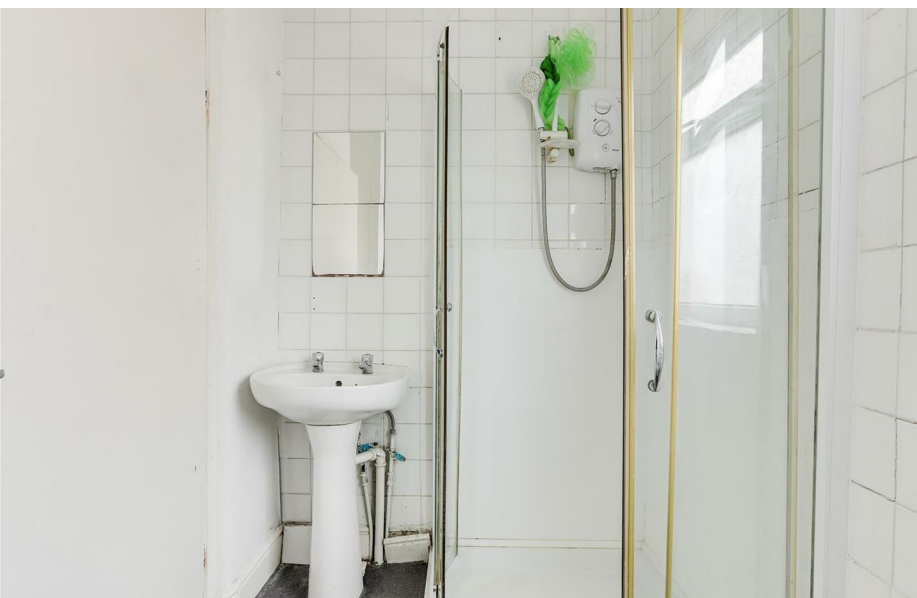
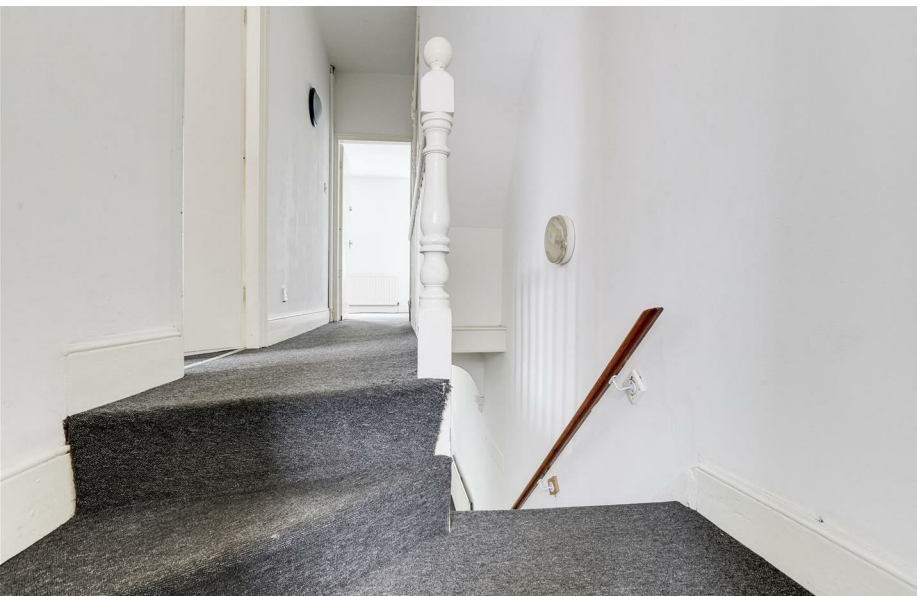


NO UPWARD CHAIN...

Nestled in a popular area, this mid-terraced house offers an ideal opportunity for first-time buyers or investors. Located just a short drive from Nottingham City Centre and within close proximity to the Forest Recreation Ground, this home combines convenience with leisure. The ground floor features an entrance hall, a spacious living room with a bay window, a dining room perfect for family meals, and a fitted kitchen with access to both a cellar and the rear garden. On the first floor, you will find two generously sized double bedrooms and a three-piece shower room. The second floor hosts an additional double bedroom, providing ample space for a growing family or guests. Outside, the property boasts a small courtyard at the front, while the rear offers an enclosed courtyard with a bricked wall surround and gated access.

MUST BE VIEWED





- Terraced House
- Three Bedroom
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three Piece Shower Room
- Enclosed Rear Yard
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'11" x 2'10" (4.25m x 0.88m)

The entrance hall has carpeted flooring, coving to the ceiling, a decorative ceiling arch, a radiator, and a UPVC door providing access into the accommodation.

Living Room

14'4" x 11'3" (max) (4.37m x 3.43m (max))

The living room has a UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Dining Room

11'9" x 11'5" (max) (3.60m x 3.48m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Kitchen

16'7" x 7'8" (5.06m x 2.34m)

The kitchen has a range of fitted base and wall units with worktops, stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear and side elevation, a UPVC door opening out to the rear garden, and access into the cellar.

BASEMENT

Cellar

19'8" x 8'11" (max) (6.01m x 2.73m (max))

The cellar has lighting electrics, and ample storage space.

FIRST FLOOR

Landing

14'0" x 5'7" (max) (4.29m x 1.71m (max))

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

Bedroom Two

14'10" x 12'0" (max) (4.54m x 3.68m (max))

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

11'8" x 8'9" (max) (3.58m x 2.67m (max))

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

Shower Room

7'8" x 5'6" (max) (2.34m x 1.68m (max))

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, s pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, an in-built cupboard, a radiator, partially tiled walls, and tiled flooring.

SECOND FLOOR

Bedroom One

19'1" x 13'8" (max) (5.82m x 4.18m (max))

The first bedroom has a UPVC double glazed window to the front elevation, an open in-built cupboard, eaves storage, a radiator, access into the loft, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed courtyard with a bricked wall surround, and gated access.

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 100Mbps

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.

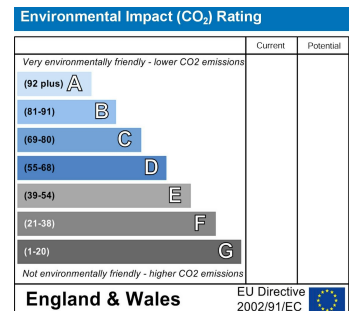
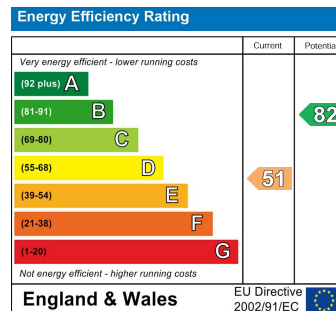
The vendor has advised the following:

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.

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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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