

# HoldenCopley

PREPARE TO BE MOVED

Heathfield Road, Nottingham, Nottinghamshire NG5 INN

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£180,000

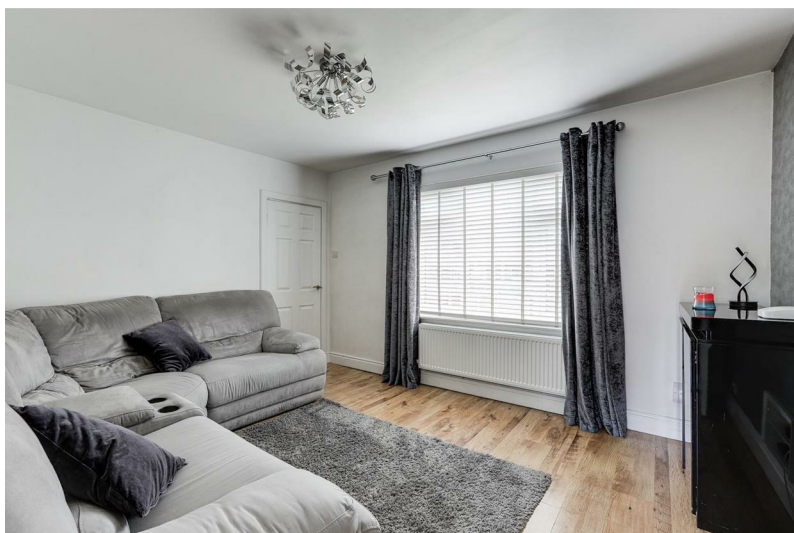
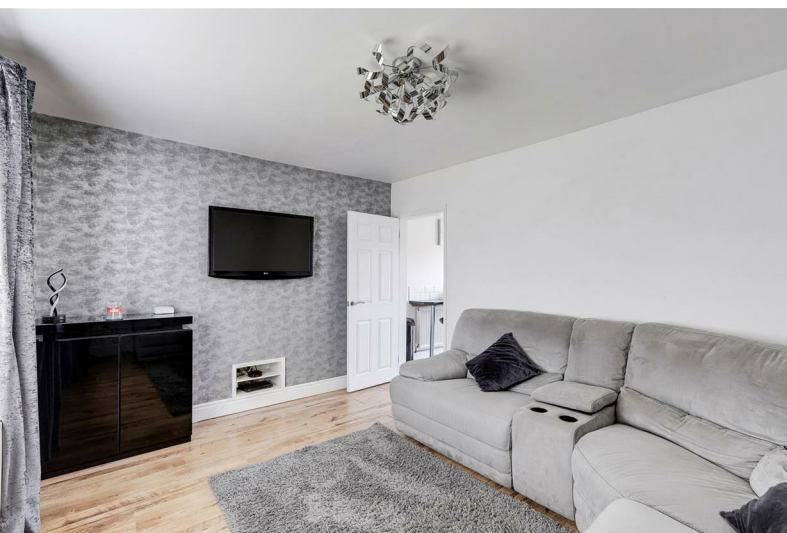
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## MID TERRACED HOUSE...

This mid-terraced house is perfectly situated close to local amenities including shops, schools, and more. With easy access to Nottingham City Hospital and excellent transport links, this property is ideal for a range of buyers. The ground floor features an entrance hall leading to a spacious living room with access to the fitted kitchen diner. Double French doors open to the rear garden, creating a seamless indoor-outdoor flow. On the first floor, there are three well-proportioned bedrooms and a modern three-piece bathroom suite. Outside, the front of the property boasts a lawn, a gravelled area, and a fence-panelled boundary. The rear garden is designed for low maintenance, featuring security lighting, a decked seating area, an artificial lawn, and steps leading to a patio area. Additionally, there is access to a garage that offers ample storage, lighting, and an up-and-over door opening onto the driveway.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Garage
- Enclosed Rest Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'11" x 3'6" (max) (2.43m x 1.07m (max))

The entrance hall has wood-effect flooring, carpeted flooring, a radiator, a wall-mounted security alarm keypad, and a UPVC door providing access into the accommodation.

### Living Room

13'1" x 11'0" (4.01m x 3.36m )

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and wood-effect flooring.

### Kitchen/Diner

17'4" x 8'3" (5.30m x 2.53m )

The kitchen diner has a range of fitted base and wall units with worktops and breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge and freezer, a radiator, an in-built cupboard, recessed spotlights, a tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

7'11" x 5'10" (max) (2.43m x 1.80m (max))

The landing has wood-effect flooring, a radiator, access into the loft, and access to the first floor accommodation.

### Bedroom One

10'5" x 9'8" (max) (3.19m x 2.95m (max))

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

### Bedroom Two

9'11" x 9'1" (3.03m x 2.79m )

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

### Bedroom Three

7'11" x 6'10" (2.43m x 2.09m )

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

### Bathroom

6'7" x 6'4" (max) (2.02m x 1.94m (max))

The bathroom has a UPVC double glazed window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a gravelled area, and fence panelled boundary.

### Rear

To the rear of the property is a low-maintenance rear garden with security lighting, a decked seating area, an artificial lawn, steps to a patio area, access into the garage, and fence panelled boundary.

### Garage

12'8" x 9'2" (max) (3.87m x 2.81m (max))

The garage has ample storage, lighting, an up-and-over door opening on to the driveway.

## 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.

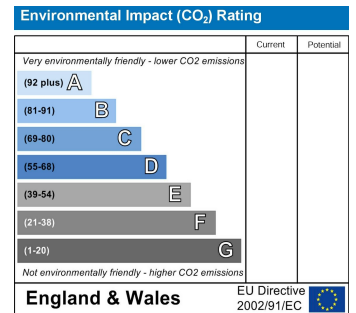
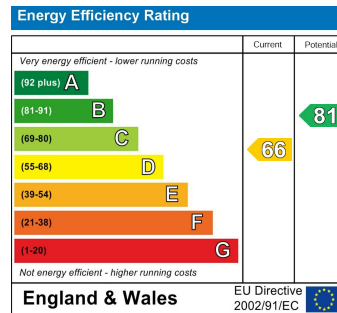
The vendor has advised the following:

Property Tenure is Freehold

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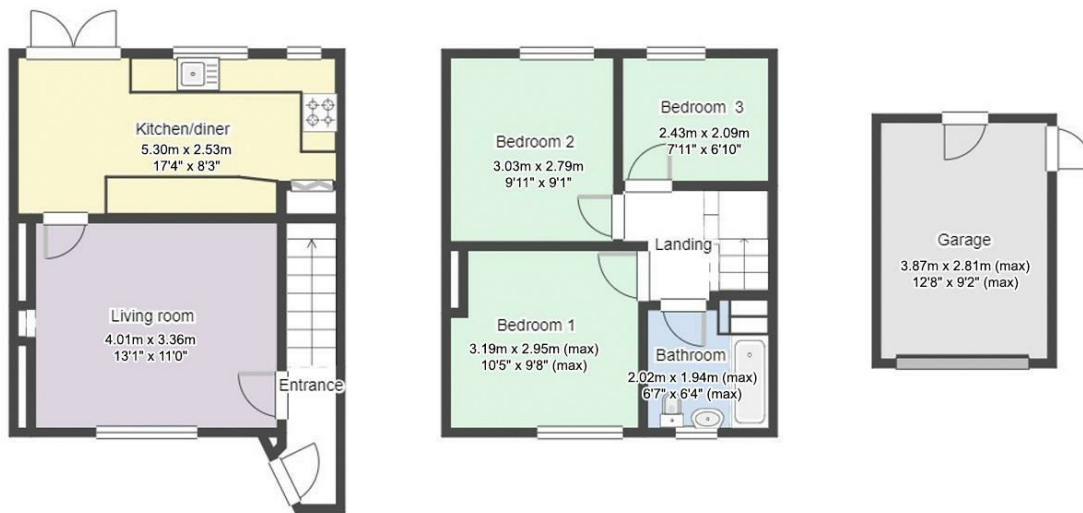
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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