

HoldenCopley

PREPARE TO BE MOVED

Radford Boulevard, Radford, Nottinghamshire NG7 3BQ

£210,000

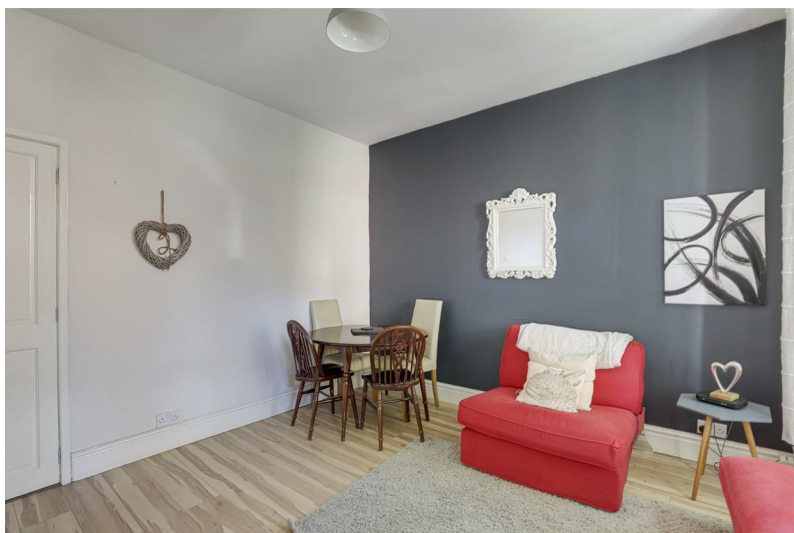
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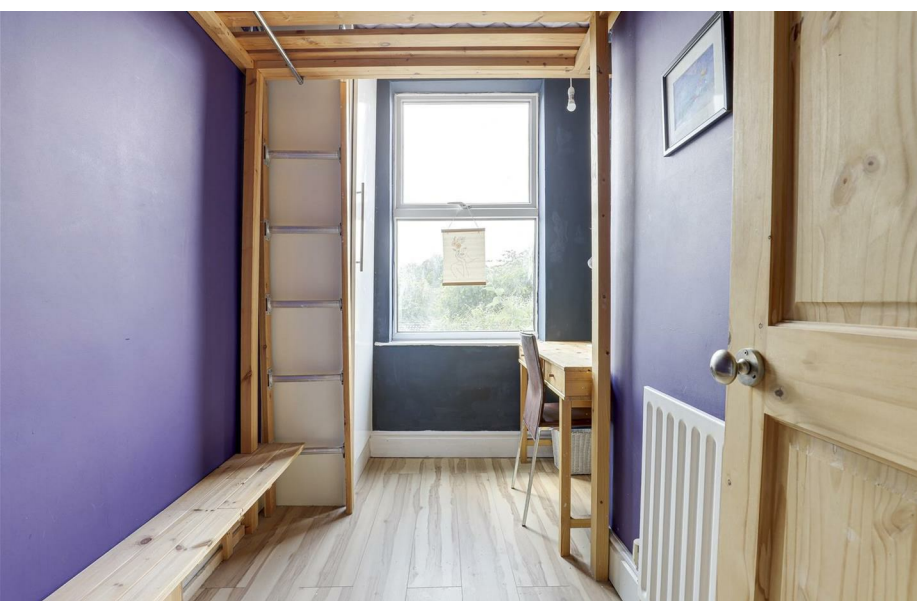


NO UPWARD CHAIN...

Discover the perfect blend of space, convenience, and style in this well-maintained mid-terraced house, offering spacious accommodation across three floors. This property is an excellent opportunity for a range of buyers, especially with the advantage of being sold to the market with no upward chain. Located in a prime position within easy reach of local amenities, excellent commuting links, and quick access to the City Centre, this home ensures both comfort and connectivity. The ground floor welcomes you with two inviting reception rooms, ideal for both relaxation and entertaining. The fitted kitchen provides ample space for culinary endeavors. Ascending to the first floor, you'll find two generously sized bedrooms serviced by a well-appointed bathroom suite. The second floor reveals two additional bedrooms, offering flexible living space for families, guests, or home office needs. Outside, the property features a low-maintenance rear courtyard, perfect for enjoying outdoor moments without the hassle of extensive upkeep. Don't miss out on this delightful home that combines spacious living with a superb location. Contact us today to arrange a viewing!

MUST BE VIEWED





- Mid-Terraced House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Three-Storey Accommodation
- Close To Local Amenities & Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Dining Room

11'8" x 11'4" (3.56m x 3.46m)

The dining room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, and a single UPVC door providing access into the accommodation.

Hall

The hall has wood-effect flooring, and carpeted stairs.

Living Room

13'4" x 11'4" (4.07m x 3.46m)

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a TV point, a radiator, an in-built under stair cupboard, and a feature fireplace with a decorative surround.

Kitchen

16'7" x 5'8" (5.08m x 1.73m)

The kitchen has a range of fitted shaker-style base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, tiled splashback, tiled flooring, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

11'3" x 11'2" (3.44m x 3.41m)

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

Bedroom Two

9'2" x 6'1" (2.81m x 1.86m)

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

Bathroom

9'2" x 4'9" (2.81m x 1.46m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps and an overhead shower fixture, fully tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

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

Bedroom Three

11'4" x 11'2" (3.46m x 3.41m)

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

Bedroom Four

11'4" x 9'6" (3.46m x 2.91m)

The fourth bedroom has a partially vaulted ceiling with a skylight window, wood-effect flooring, and a radiator.

OUTSIDE

Front

To the front of the property is an enclosed garden with a brick walled boundary and on-street parking.

Rear

To the rear of the property is a low maintenance courtyard with fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virginia Media

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

220 Mbps (Highest available upload speed)

Phone Signal – Good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – low risk of surface water flooding / very low risk of flooding from rivers and the sea

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.

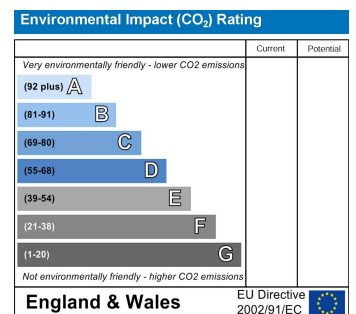
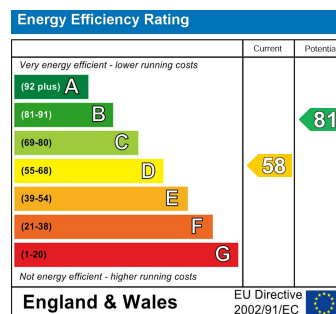
The vendor has advised the following:

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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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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