

# HoldenCopley

PREPARE TO BE MOVED

Archway Court, Radford, Nottinghamshire NG7 4AP

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**Guide Price £130,000 - £160,000**

GUIDE PRICE £130,000 - £140,000

NO CHAIN...

Situated near various local amenities, including shops, restaurants, and excellent transport links and close to Nottingham City Centre, this two-bedroom end terrace house is perfect for a first-time buyer. The ground floor features an entrance hall and a convenient garage. On the first floor, you'll find a bedroom and a modern three-piece bathroom suite. The second floor boasts a spacious open-plan kitchen and living room, an additional bedroom and access to the loft for extra storage. Outside, the property includes a driveway, ensuring convenient parking. Ready to move into, this house offers an excellent opportunity to step onto the property ladder.

MUST BE VIEWED





- End Terrace House
- Two Bedrooms
- Open Plan Kitchen Living Room
- Three Piece Bathroom Suite
- Garage
- Driveway
- Excellent Transport Links
- Close To Local Amenities
- No Chain
- Must Be Viewed

## GROUND FLOOR

### Entrance

The entrance has wood-effect flooring, carpeted stairs, a single-glazed obscure wooden window to the side elevation and a single composite door providing access into the accommodation.

### FIRST FLOOR

#### Landing

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

#### Master Bedroom

10'6" x 10'10" (3.21m x 3.31m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a built-in wardrobe.

#### Bathroom

7'5" x 7'7" (2.27m x 2.32m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, vinyl flooring, a radiator, partially tiled walls and an extractor fan.

## SECOND FLOOR

### Landing

The landing has carpeted flooring, access to the loft, a built-in cupboard, a UPVC double-glazed to the rear elevation and provides access to the second floor accommodation.

#### Bedroom Two

7'5" x 8'2" (2.28m x 2.50m)

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

#### Kitchen Living Room

10'4" x 13'8" (3.16m x 4.19m)

This space has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, an inset stainless steel sink, partially tiled walls, a fridge-freezer, vinyl and carpeted flooring, a radiator, UPVC double-glazed windows to the front elevation, a single UPVC door and a Juliet balcony.

## OUTSIDE

To the outside of the property is a driveway.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Standard - 20 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)

Phone Signal – All 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

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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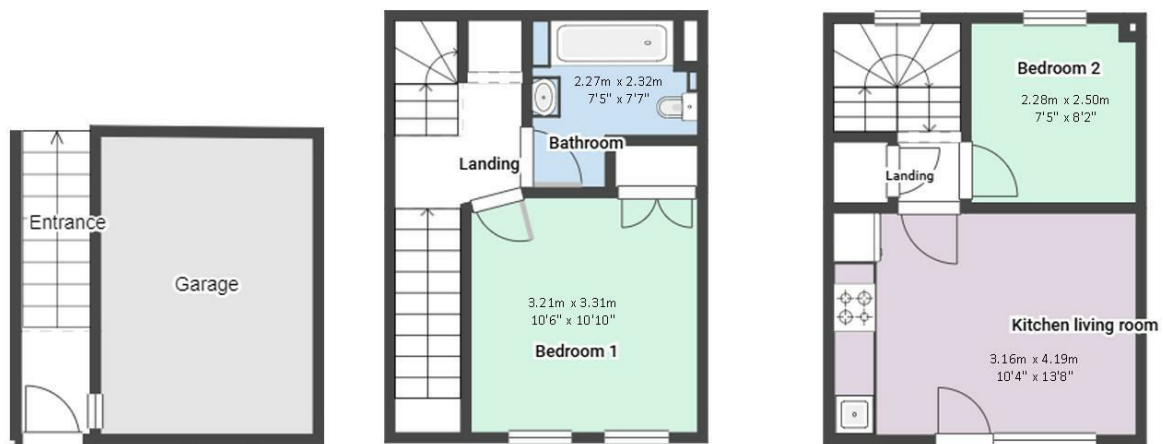
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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