

# HoldenCopley

PREPARE TO BE MOVED

Radford Boulevard, Radford, Nottinghamshire NG7 3BP

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**Guide Price £190,000 - £200,000**



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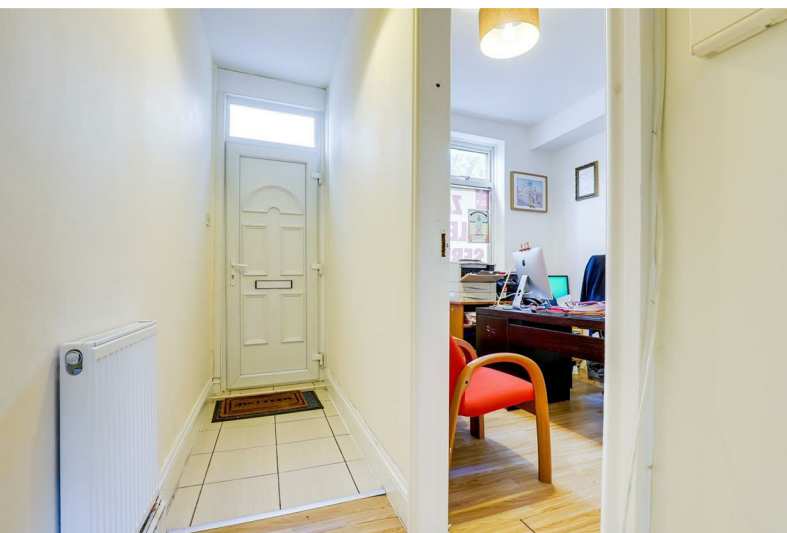


GUIDE PRICE £190,000 - £200,000

NO CHAIN...

This three-bedroom mid terrace house, spread across three floors, is perfect for families, first-time buyers and investors looking for a buy-to-let opportunity. Ideally situated close to the scenic Wollaton Hall, Gardens, and Deer Park, the property is also within easy reach of local shops, highly regarded schools, and excellent transport links. The ground floor welcomes you with two spacious reception rooms, perfect for family gatherings or quiet evenings, alongside a well-appointed fitted kitchen that provides ample storage and workspace. On the first floor, you'll find two comfortable bedrooms and a three-piece bathroom suite. The second floor boasts an additional generous bedroom, another three-piece bathroom suite, and access to the loft, offering extra storage space. Outside, the rear of the property features a low-maintenance garden, providing a private and secure area. This home combines comfort and convenience, making it an ideal choice for families, first-time buyers, and investors.

MUST BE VIEWED







- Mid Terrace House
- Three Storeys
- Three Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Two Three Piece Bathroom Suites
- Low Maintenance Rear Garden
- Combi ECO Boiler Under Warranty (2 Years Old)
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

11'0" x 3'0" (3.37m x 0.92m)

The entrance hall has tiled and wood-effect flooring, a radiator and a single UPVC door providing access into the accommodation.

### Office

11'0" x 8'3" (3.37m x 2.53m)

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

### Living Room

10'11" x 11'10" (3.35m x 3.61m)

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a feature fireplace with a decorative surround.

### Kitchen

6'0" x 11'3" (1.85m x 3.43m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a radiator, space and plumbing for a washing machine, a stainless steel sink and a half with a drainer, tiled flooring, partially tiled walls, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

3'2" x 14'0" (0.99m x 4.29m)

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

### Bedroom Two

11'10" x 11'0" (3.63m x 3.37m)

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

### Bedroom Three

8'7" x 8'3" (2.64m x 2.53m)

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

### Bathroom

11'2" x 6'0" (3.41m x 1.84m)

The bathroom has a low level concealed flush W/C, a wash basin, a fitted P shaped bath with a mains-fed shower, a built-in storage cupboard, tiled flooring, a radiator, partially tiled walls, a towel rail and a UPVC double-glazed obscure window to the rear elevation.

## SECOND FLOOR

### Landing Two

4'0" x 2'7" (1.22m x 0.80m)

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

### Master Bedroom

11'10" x 11'1" (3.63m x 3.38m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and access to the loft.

### Bathroom

11'6" x 5'9" (3.53m x 1.77m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed shower, tile-effect flooring, partially tiled walls, a heated towel rail and a velux window.

## OUTSIDE

Outside to the rear of the property is a low maintenance garden with a fence panelled boundary and a single wooden gate.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

100 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – damp/mould in the master bedroom

## 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.

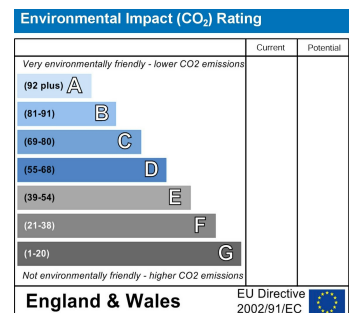
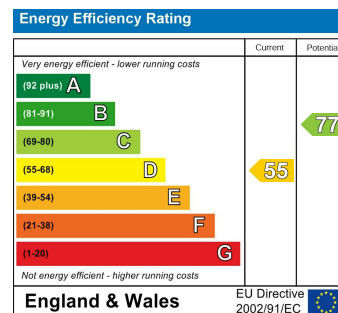
The vendor has advised the following:

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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