

HoldenCopley

PREPARE TO BE MOVED

Hovenden Gardens, Hyson Green, Nottinghamshire NG7 5FZ

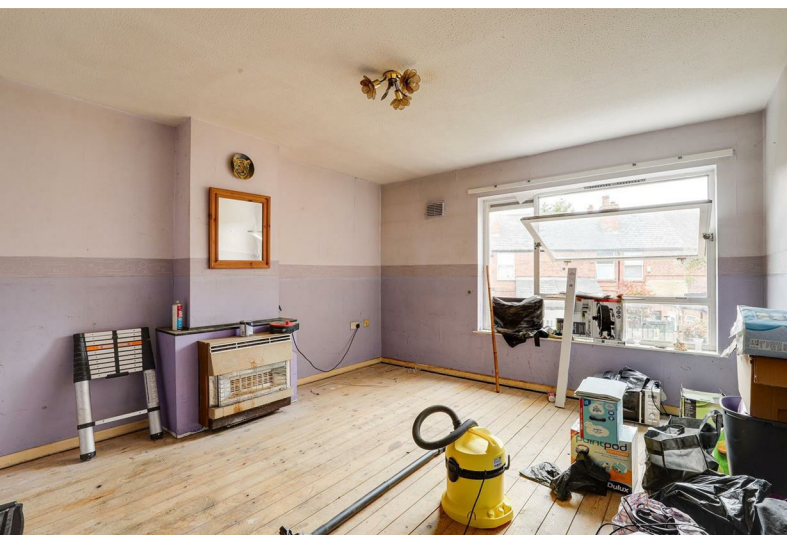
Guide Price £130,000 - £140,000

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CASH BUYERS ONLY...

This three-bedroom mid-terraced house, available to cash buyers only, offers a fantastic opportunity for those looking to invest in a property with plenty of potential. Situated close to a range of local amenities, including shops, eateries, schools, and excellent commuting links. The ground floor offers a kitchen space that serves as a blank canvas, ready for customisation to suit your culinary needs. Additionally, there is a convenient ground floor W/C. The upper level includes a reception room, perfect for relaxation and entertainment, a single bedroom, and a bathroom. The top-level features two spacious double bedrooms, providing ample living space. Outside, the front garden area has plants and shrubs and the rear garden presents an opportunity to create a lovely lawn area.

MUST BE VIEWED!



- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Kitchen
- Ground Floor W/C
- Bathroom
- No Upward Chain
- Cash Buyers Only
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance

3'10" x 7'5" (1.17m x 2.28m)

The entrance has two in-built storage cupboards and a single composite door providing access into the accommodation.

W/C

7'0" x 4'2" (2.14m x 1.29m)

This space has a low level flush W/C and a wall-mounted wash basin.

Hall

8'10" x 4'9" (2.70m x 1.46m)

The hall has an in-built storage cupboard.

Kitchen

13'8" x 12'1" (4.19m x 3.69m)

The kitchen has a stainless steel sink and drainer with taps, a radiator, a window to the rear elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has an in-built storage cupboard and access to the first floor accommodation.

Living Room

13'9" x 12'0" (4.20m x 3.68m)

The living room has exposed wooden flooring, an in-built storage cupboard and a window to the rear elevation.

Bedroom Three

6'11" x 10'0" (2.11m x 3.07m)

The third bedroom has exposed wooden flooring and a window to the front elevation.

Bathroom

7'1" x 6'2" (2.17m x 1.90m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a bath, tiled walls and a window to the front elevation.

SECOND FLOOR

Master Bedroom

16'10" x 12'1" (5.14m x 3.69m)

The main bedroom has an in-built storage cupboard, a window to the rear elevation and a single door providing access to the balcony.

Bedroom Two

10'2" x 12'0" (3.12m x 3.68m)

The second bedroom has exposed wooden flooring, an in-built storage cupboard and a window to the front elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with a planted and shrubs and a picket fence boundary.

Rear

To the rear is an enclosed garden with a pathway, potential for a lawn and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Not Connected

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed -Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 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 – TBC

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



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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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