

# HoldenCopley

PREPARE TO BE MOVED

Bridlington Street, Nottingham, Nottinghamshire NG7 5BG

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£175,000

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## GREAT FIRST TIME BUY...

This end-terraced house would be the ideal purchase as a starter home or for an investor as the property offers plenty of potential throughout whilst benefiting from deceptively spacious rooms. This property is situated in a convenient location just a stone's throw away from regular transport links, various local amenities and within close proximity to Nottingham City Centre together with the Universities and QMC. To the ground floor is an entrance hall, a spacious living room with a feature fireplace and a fitted kitchen diner. The first floor offers two double bedrooms, an office space and a three-piece bathroom suite. Outside to the front is a driveway and to the rear is a private enclosed garden.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Spacious Living Room
- Great Sized Kitchen Diner
- Three-Piece Bathroom Suite
- First Floor Office
- Private Enclosed Garden
- Driveway
- Close To Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a wall mounted consumer unit and a single door providing access into the accommodation

### Living Room

17'0" x 13'3" (5.19m x 4.06m)

The living room has two UPVC double glazed windows to the front elevation, carpeted flooring, a radiator, a TV point and a feature fireplace with a decorative surround

### Kitchen

13'11" x 13'3" (4.25m x 4.06m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, space for a cooker, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, tiled splashback, a wall mounted boiler, two UPVC double glazed windows to the rear elevation and a single door to access the rear garden

## FIRST FLOOR

### Landing

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

### Bedroom One

13'5" x 11'6" (4.11m x 3.51m)

The first bedroom has two UPVC double glazed windows to the front elevation, carpeted flooring and a radiator

### Office

6'7" x 4'11" (2.01m x 1.52m)

The office has carpeted flooring

### Bedroom Two

14'10" x 8'6" (4.53m x 2.60m)

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

### Bathroom

10'3" x 4'9" (3.14m x 1.45m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a radiator, partially tiled walls and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a driveway and gated access to the side and rear garden

### Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, fence panelling and gated access

## 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 100Mbps

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.

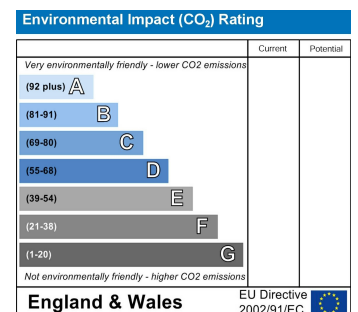
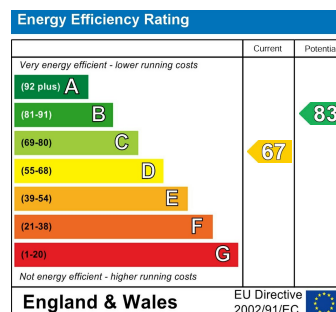
The vendor has advised the following:

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.

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.





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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