

HoldenCopley

PREPARE TO BE MOVED

Birkin Avenue, Radford, Nottinghamshire NG7 5AF

Guide Price £170,000

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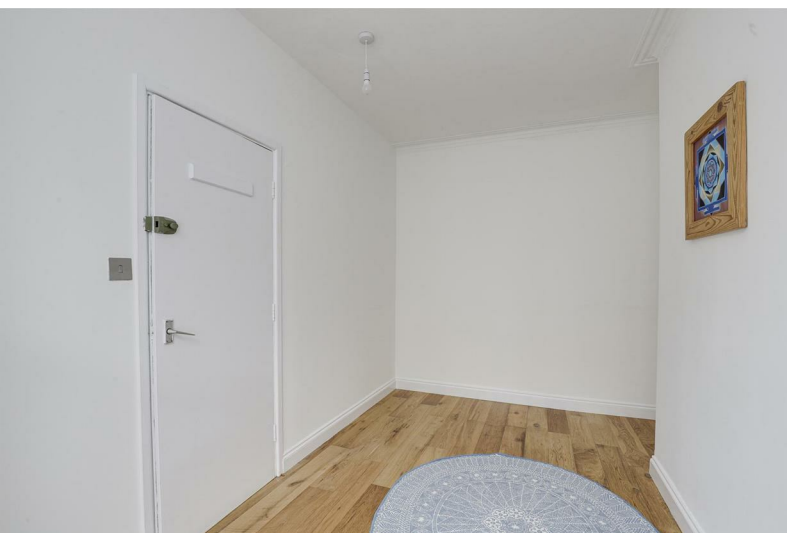


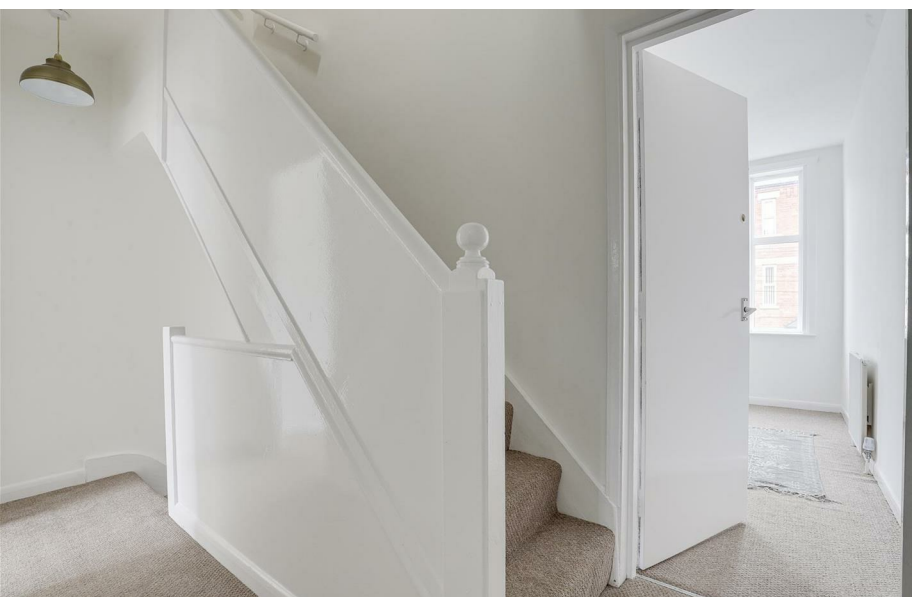
GUIDE PRICE £170,000 - £180,000

NO UPWARD CHAIN...

This spacious mid-terraced house, spanning three floors, presents an ideal opportunity for investors or first-time buyers. With no upward chain, this property offers a seamless purchase process. Located in a convenient area with easy access to local shops, excellent transport links, schools, and just a short distance from Nottingham City Centre, Universities, and QMC. The ground floor features an inviting entrance hall, a bright living room with a bay window, a spacious dining room, and a fitted kitchen. Additionally, there is a cellar with ample storage space. On the first floor, there are two well-proportioned bedrooms and a three-piece bathroom suite. The second floor offers an additional double bedroom. Outside, you'll find on-street parking at the front and a low-maintenance garden to the rear. This property is a must-see for those looking for space, convenience, and potential.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, recessed spotlights and a solid door providing access into the accommodation.

Living Room

13'10" into bay x 8'4" (4.23m into bay x 2.56m)

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

Dining Room

11'11" x 11'10" (3.65m x 3.62m)

The dining room has a UPVC double glazed window to the rear elevation, recessed spotlights, a radiator, fitted base and wall units with an interacted double oven. tiled flooring, and open access into the kitchen.

Kitchen

6'4" x 5'4" (1.95m x 1.65m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, a ceramic hob and extractor fan, tiled flooring, a UPVC double glazed window to the rear elevation, and a single door providing access to the rear garden.

BASEMENT

Cellar

12'1" x 11'11" (3.69m x 3.65m)

The cellar has ample storage space.

FIRST FLOOR

Landing

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

Bedroom Two

12'0" x 11'11" (3.66m x 3.64m)

The second bedroom has two UPVC double glazed windows to the front elevation, two in-built cupboards, two radiators, and carpeted flooring.

Bedroom Three

9'6" x 6'9" (2.92m x 2.08m)

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

Bathroom

9'6" x 4'7" (2.91m x 1.42m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower head fixture, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

SECOND FLOOR

Upper Landing

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

Bedroom One

11'11" x 11'10" (3.64m x 3.63m)

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

OUTSIDE

Front

To the front of the property is on-street parking, and a small courtyard.

Rear

To the rear of the property is an enclosed garden with a fence panelled boundary, 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, 4G & 5G - Some coverage of 3G

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.

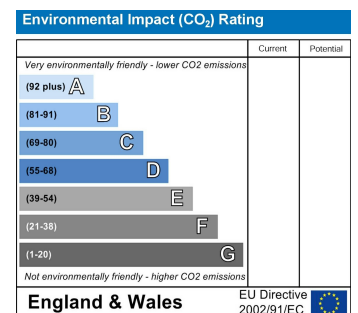
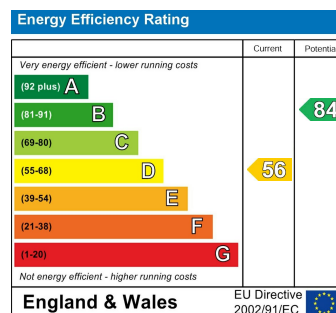
The vendor has advised the following:

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.

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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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