

# HoldenCopley

PREPARE TO BE MOVED

Emperor Close, Carrington, Nottinghamshire NG5 1QR

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£250,000 - £250,000

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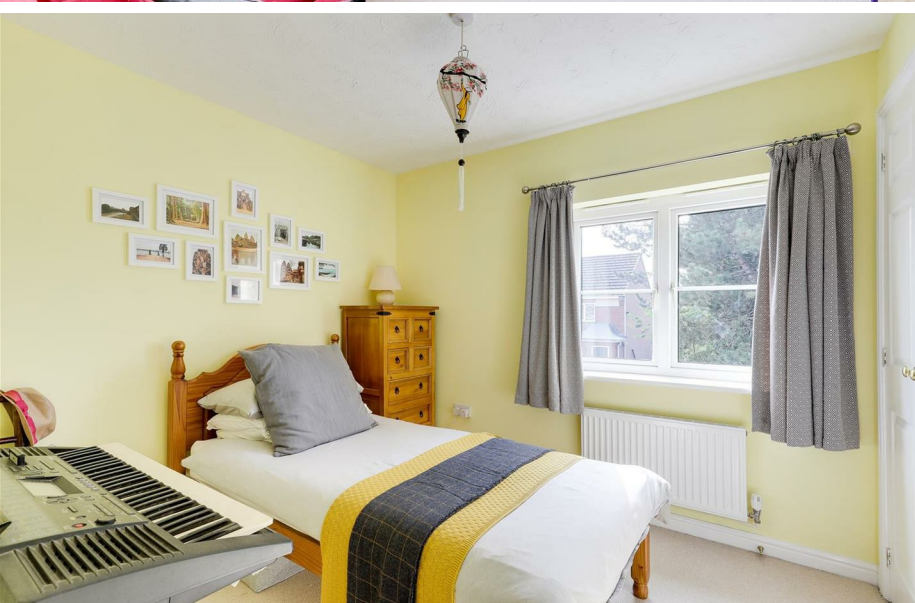


## BEAUTIFULLY PRESENTED THROUGHOUT...

This mid-terrace house is beautifully presented throughout and offers deceptively spacious accommodation, making it an attractive option for a range of buyers ready to move straight in. The property is conveniently close to shops, restaurants, cafes, excellent transport links, and highly regarded schools. The ground floor features a hallway, a convenient W/C, and a spacious sized living room that flows into a modern fitted kitchen with Neff integrated appliances, creating an open-plan lounge-diner ideal for both everyday living and entertaining. On the first floor, you'll find three well-proportioned bedrooms, a three-piece bathroom suite, and access to a versatile loft space. The front of the house includes a driveway for off-street parking, while the rear boasts a private garden with a block-paved patio and a well-maintained lawn, perfect for relaxing or hosting outdoor gatherings. This home's thoughtful design and prime location make it a desirable choice for those seeking comfort, style, and convenience.

MUST BE VIEWED





- Terrace House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Open Plan To Lounge-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Driveway
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hallway

8'10" x 3'10" (2.71 x 1.19)

The hallway has wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

### W/C

4'9" x 2'8" (1.46 x 0.82)

This space has a low level flush W/C, a pedestal wash basin, carpeted flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

### Living Room

13'9" x 12'7" (4.20 x 3.86)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and two radiators.

### Kitchen

12'7" x 9'4" (3.85 x 2.86)

The kitchen has a range of fitted base and wall units with worktops, an integrated Neff slide and hide oven, Neff microwave, dishwasher and fridge-freezer, a gas hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, Amtico herringbone flooring, a radiator, two UPVC double-glazed windows to the rear elevation, recessed spotlights and open access to the lounge-diner.

### Lounge-Diner

18'4" x 8'5" (5.59 x 2.59)

The lounge-diner has a UPVC double-glazed window to the front elevation, Amtico herringbone flooring, a radiator, space for a dining table set, coving and double French UPVC doors providing access out to the garden.

## FIRST FLOOR

### Landing

6'1" x 4'11" (1.86 x 1.52)

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

### Master Bedroom

17'8" x 8'9" (5.41 x 2.68)

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

### Bedroom Two

12'7" x 8'2" (3.86 x 2.51)

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

### Bedroom Three

9'7" x 9'4" (2.94 x 2.87)

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

### Bathroom

7'4" x 5'6" (2.24 x 1.70)

The bathroom has a low level concealed dual flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, tiled flooring, a chrome heated towel rail, partially tiled walls, recessed spotlights and an extractor fan.

## OUTSIDE

### Front

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

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a block paved patio with a decorative stone border, a lawn and various plants and shrubs.

## 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 - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G 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 – covenants imposed on newbuild developments by the developer at the time the site was set up

Other Material Issues – uneven block paving to the front of the property

Communal Facilities - shared block paved access at the end of the drive which is used by others to access their houses

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

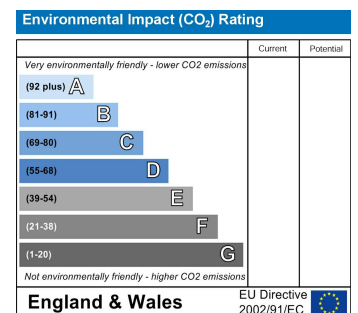
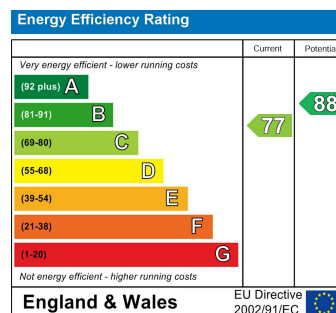
The vendor has advised the following:

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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# Emperor Close, Carrington, Nottinghamshire NG5 1QR



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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