

HoldenCopley

PREPARE TO BE MOVED

Chelmsford Road, Basford, Nottinghamshire NG7 7EJ

Guide Price £150,000 - £160,000

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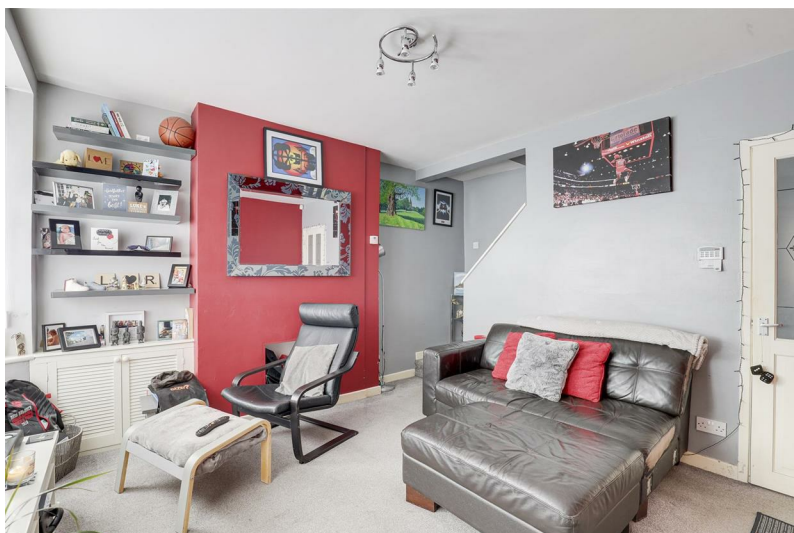


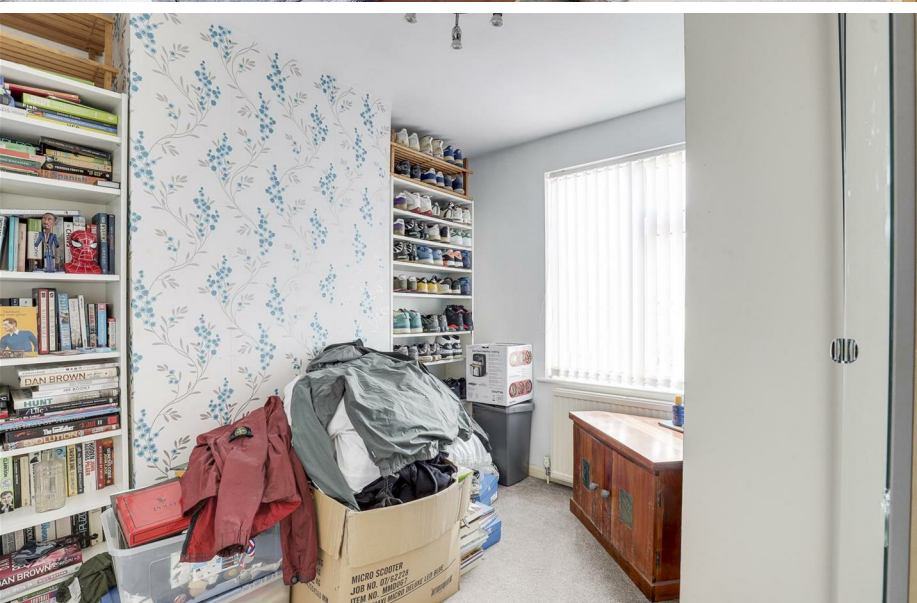
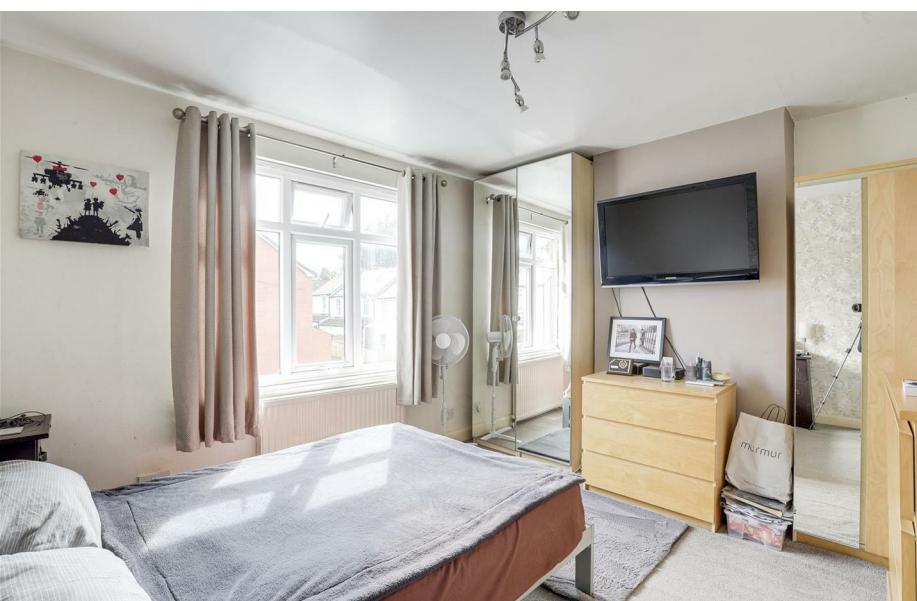
GUIDE PRICE £150,000 - £160,000

IDEAL FOR FIRST TIME BUYERS...

This two-bedroom mid-terrace house is an ideal choice for first-time buyers, offering both comfort and convenience. Positioned within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, this home is perfect for those seeking a well-connected lifestyle. The ground floor opens into a porch, leading into a living room, perfect for relaxing. Adjacent is a modern fitted kitchen, designed with contemporary appliances and ample storage. A practical utility room provides additional convenience and space for household tasks. Upstairs, the first floor comprises two double bedrooms. The three-piece bathroom suite completes the first floor layout. Additional storage can be found via access to the loft, ensuring the home remains clutter-free. Externally, the property offers on-street parking to the front, while the rear boasts a private, low-maintenance patio garden. This home is a perfect blend of practicality and location, making it a fantastic opportunity for a first-time buyer.

MUST BE VIEWED





- Mid Terrace House
- Two Double Bedrooms
- Living Room
- Modern Fitted Kitchen
- Utility Room
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- New Boiler
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

The porch has UPVC double-glazed windows to the front and side elevations and UPVC double French doors providing access into the accommodation.

Living Room

12'7" x 10'10" (3.85m x 3.31m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Kitchen

11'2" x 10'3" (3.41m x 3.14m)

The kitchen has a range of shaker style base and wall units with worktops, an integrated double oven and dishwasher, an extractor fan, a stainless steel sink and a half with a drainer and a swan neck mixer tap, wood-effect flooring, a radiator, space for a dining table set, partially tiled walls and a UPVC double-glazed window to the rear elevation.

Utility Room

5'8" x 4'8" (1.73m x 1.44m)

The utility room has space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

12'7" x 10'11" (3.86m x 3.33m)

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

Bedroom Two

10'5" x 9'9" (3.18m x 2.99m)

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

Bathroom

9'4" x 6'0" (2.85m x 1.84m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a shower, partially tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is the availability for on street parking.

Rear

To the rear of the property is a private low maintenance garden with a fence panelled boundary, a patio with a decorative stone border and a raised planter.

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) 100 Mbps (Highest available upload speed)

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

Other Material Issues –

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.

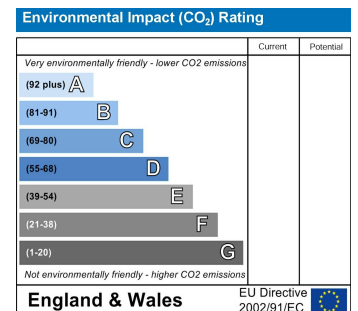
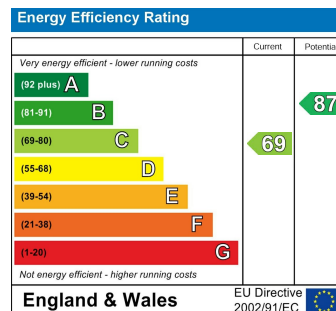
The vendor has advised the following:

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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk