

# HoldenCopley

PREPARE TO BE MOVED

Petersfield Close, Top Valley, Nottinghamshire NG5 9AP

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Offers Over £190,000

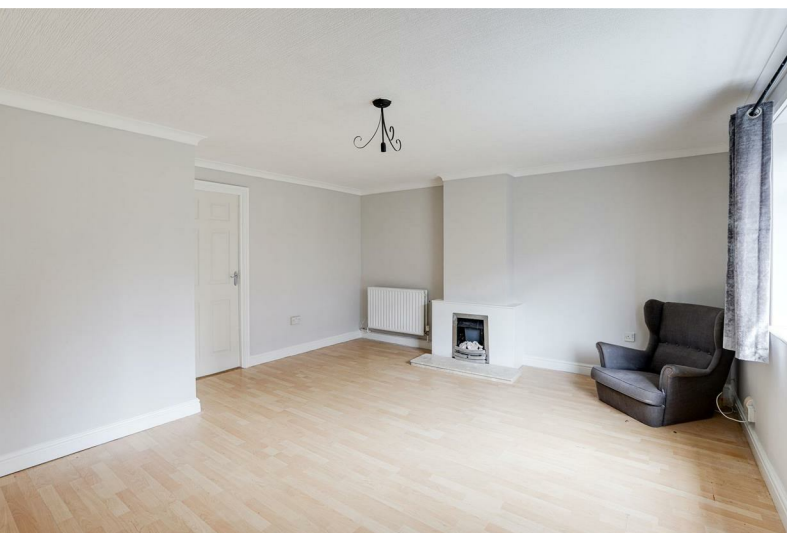
Petersfield Close, Top Valley, Nottinghamshire NG5 9AP



## NO UPWARD CHAIN...

This end terraced house is situated in a popular location, providing easy access to a wide range of local amenities including shops, schools, and excellent transportation links to Nottingham City Centre and surrounding areas. As you enter the property, you are greeted by a hallway that offers access to a convenient ground floor W/C. The ground floor also boasts a spacious living room, a dining room with sliding patio doors that lead out to the rear garden, and a well-appointed fitted kitchen. Moving to the first floor, you will find four generously sized bedrooms, offering ample space for a growing family or accommodating guests. The first floor also features a four-piece bathroom suite. Outside, the property offers off-street parking at the front, ensuring convenience for residents and visitors alike. The rear garden features an enclosed space with a patio area, a lawn, a practical shed for storage, a secure fence panelled boundary, and gated access for added security and privacy. This property is perfectly suited for a variety of potential buyers, from families seeking a comfortable and well-connected home to individuals looking for a convenient and inviting space.

MUST BE VIEWED





- End Terraced House
- Four Bedrooms
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Hallway

5'8" x 15'9" max (1.74m x 4.82m max)

The hallway has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

### W/C

2'7" x 5'0" (0.81m x 1.54m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, floor to ceiling tiling, and tiled flooring.

### Living Room

14'7" max x 16'2" (4.45m max x 4.95m)

The living room has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, a feature fireplace, coving to the ceiling, and wood-effect flooring.

### Dining Room

11'6" x 10'4" (3.51m x 3.17m)

The dining room has carpeted flooring, a radiator, and sliding patio doors opening out to the rear garden.

### Kitchen

11'6" x 10'9" (3.53m x 3.30m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with hot and cold taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, vinyl flooring, a UPVC double glazed window to the rear elevation, and a door opening out to the rear garden.

## FIRST FLOOR

### Landing

7'11" max x 9'3" (2.42m max x 2.83m)

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

### Bedroom One

12'1" max x 12'2" (3.70m max x 3.73m)

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

### Bedroom Two

8'8" x 13'10" (2.66m x 4.24m)

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

### Bedroom Three

15'10" x 8'0" max (4.84m x 2.45m max)

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

### Bedroom Four

8'3" max x 8'3" (2.53m max x 2.53m)

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

### Bathroom

5'7" x 10'5" max (1.72m x 3.20m max)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is off street parking, and access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, 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 1000Mbps

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.

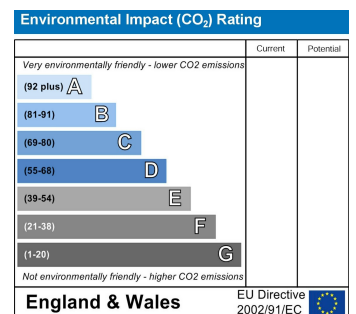
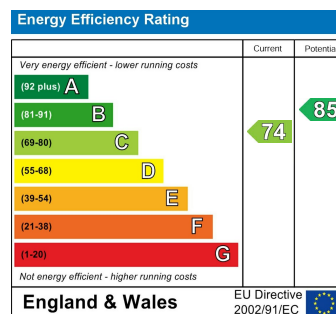
The vendor has advised the following:

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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# Petersfield Close, Top Valley, Nottinghamshire NG5 9AP

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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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