

HoldenCopley

PREPARE TO BE MOVED

Graham Street, Radford, Nottinghamshire NG7 3HX

Guide Price £180,000 - £200,000

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CLOSE TO LOCAL AMENITIES...

This three-bedroom end-terraced corner plot house is perfect for a range of buyers, offering plenty of space and potential throughout. Situated in a quiet cul-de-sac, the property enjoys easy access to convenient transport links, local amenities, and is within close proximity to Nottingham City Centre, QMC, and the Universities. The ground floor features an inviting entrance hall, a W/C, a living room, and a fitted kitchen diner ideal for entertaining. Upstairs, the first floor comprises three bedrooms serviced by a bathroom suite. Externally, the property benefits from a driveway to the front, while the rear boasts a low-maintenance private garden with an artificial lawn, perfect for relaxing.





- End-Terraced Corner Plot House
- Three Bedrooms
- Living Room With Modern Fireplace
- Fitted Kitchen
- Shower Suite & Ground Floor W/C
- Ample Storage Space
- Low Maintenance Garden
- Driveway
- Leased Solar Panels
- Convenient Location





GROUND FLOOR

Entrance Hall

23’7" x 5’9" (7.19m x 1.77m)

The entrance hall has wood-effect flooring, a radiator, a wooden staircase with decorative spindles, two in-built cupboards, a dado rail, a single door to access the garden, and a composite door providing access into the accommodation.

Living Room

11’8" x 13’4" (3.57m x 4.08m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, a radiator, and a ceiling rose.

Kitchen

11’6" x 13’4" (3.53m x 4.07m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for various appliances, an extractor fan, vinyl flooring, tiled splashback, a radiator, and a UPVC double-glazed window to the rear elevation.

W/C

2’9" x 6’8" (0.84m x 2.05m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

6’0" x 8’7" (1.83m x 2.64m)

The landing has wood-effect flooring, two in-built cupboards, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11’9" x 10’6" (3.59m x 3.22m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a ceiling fan light, and a radiator.

Bedroom Two

11’7" x 10’3" (3.54m x 3.13m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, an in-built cupboard, and a radiator.

Bedroom Three

8’8" x 8’11" (2.66m x 2.74m)

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

Bathroom

6’5" x 5’5" (1.97m x 1.66m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a wall-mounted electric shower, fully tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with a gravelled area and shrubs.

Rear

To the rear of the property is a private enclosed low maintenance garden with concrete slabs, artificial lawn, various plants, a gravelled area with a palisade border, a retractable canopy, courtesy lighting, an outdoor tap, a brick-built outhouse, hedged boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

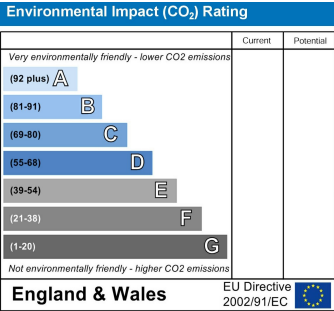
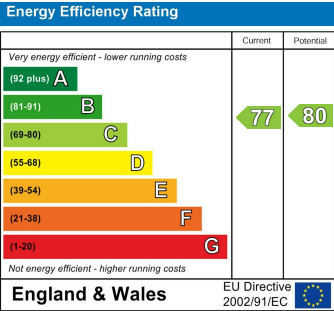
The vendor has advised the following:

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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