

HoldenCopley

PREPARE TO BE MOVED

Meadow Brown Road, Bobbers Mill, Nottinghamshire NG7 5PH

Guide Price £160,000

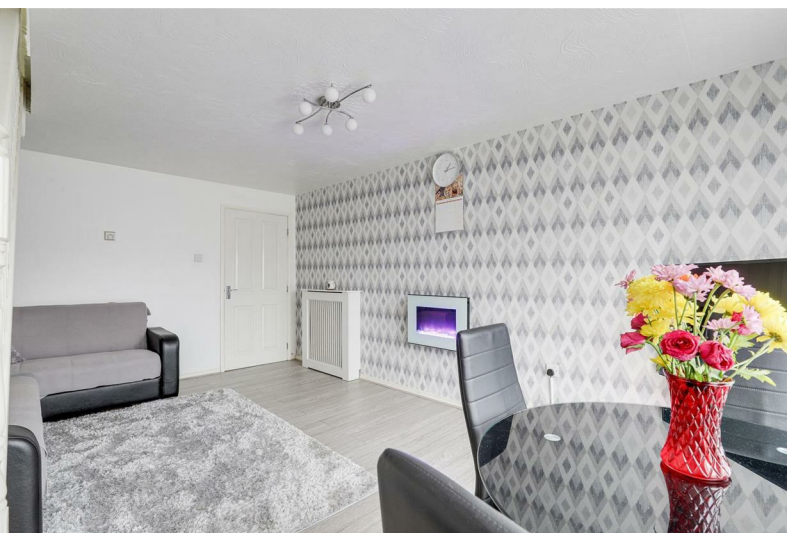
Meadow Brown Road, Bobbers Mill, Nottinghamshire NG7 5PH



GUIDE PRICE £160,000 - £180,000

This well-presented two-bedroom mid-terrace home offers spacious accommodation, making it an ideal choice for first-time buyers. Nestled in a quiet cul-de-sac in Bobbers Mill, the property enjoys close proximity to various local amenities, including a large Asda Superstore, a range of eateries, schools and excellent transport links via the A610, M1, and nearby bus and tram routes. The ground floor features an entrance hall, a modern kitchen, and a generous living room with French doors leading to the rear garden. Upstairs, there are two bedrooms with built-in wardrobes, serviced by a three-piece bathroom suite. Outside, the front of the property includes a driveway with off-road parking for two vehicles, while the private, enclosed rear garden offers a lawn and a patio seating area, ideal enjoy the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Private Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has laminate wood-effect flooring, a radiator and a single door providing access into the accommodation.

Kitchen

7'10" x 7'10" (2.40m x 2.39m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, a wall-mounted boiler, space and plumbing for a washing machine, partially tiled walls, laminate wood-effect flooring and a UPVC double-glazed window to the front elevation.

Living Room

16'8" x 11'10" (5.10m x 3.61m)

The living room has laminate wood-effect flooring, carpeted stairs, two radiators and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

11'9" x 9'10" (3.59m x 3.00m)

The main bedroom has carpeted flooring, a radiator, in-built wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

6'7" x 10'11" (2.03m x 3.33m)

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

Bathroom

8'2" x 4'10" (2.49m x 1.49m)

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

OUTSIDE

Front

To the front of the property is a driveway to provide off-road parking for two vehicles and courtesy lighting.

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, a shed and panelled fencing boundaries.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G
- Sewage – Mains Supply
- Flood Risk – The government website states this is a medium risk flood area.
- Flood Defenses – No
- Non-Standard Construction – No

- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

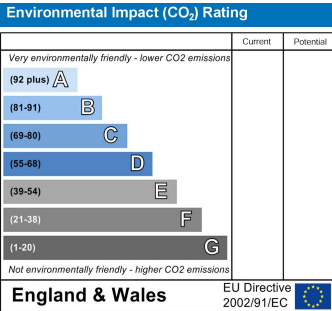
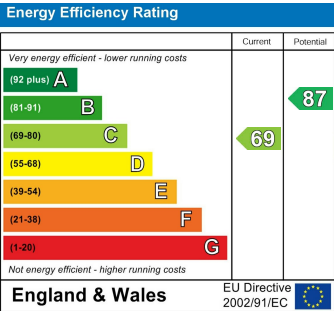
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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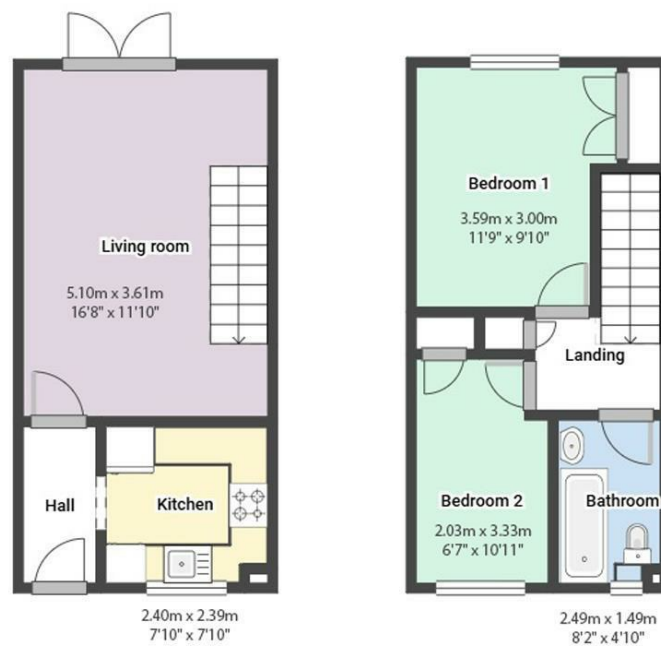
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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