

HoldenCopley

PREPARE TO BE MOVED

Ilkeston Road, Radford, Nottinghamshire NG7 3EG

Guide Price £190,000 - £220,000

Ilkeston Road, Radford, Nottinghamshire NG7 3EG

The exterior of the property is a two-story red brick house with a grey tiled roof. A chimney is visible on the left side of the roof. Solar panels are installed on the left side of the roof. The front garden is enclosed by a wooden fence and features a gravel path leading to the front door. A yellow 'For Sale' sign is visible in the garden. The house has several windows, some with white frames and others with blue frames. A satellite dish is mounted on the wall. The house is located on Ilkeston Road, Radford, Nottinghamshire NG7 3EG.

The interior of the property is a bright and modern living room. It features a black leather sofa, a black leather armchair, a black leather ottoman, and a black leather coffee table. The room has white walls, a white ceiling, and a large window with patterned curtains. A chandelier hangs from the ceiling. The room is located on Ilkeston Road, Radford, Nottinghamshire NG7 3EG.

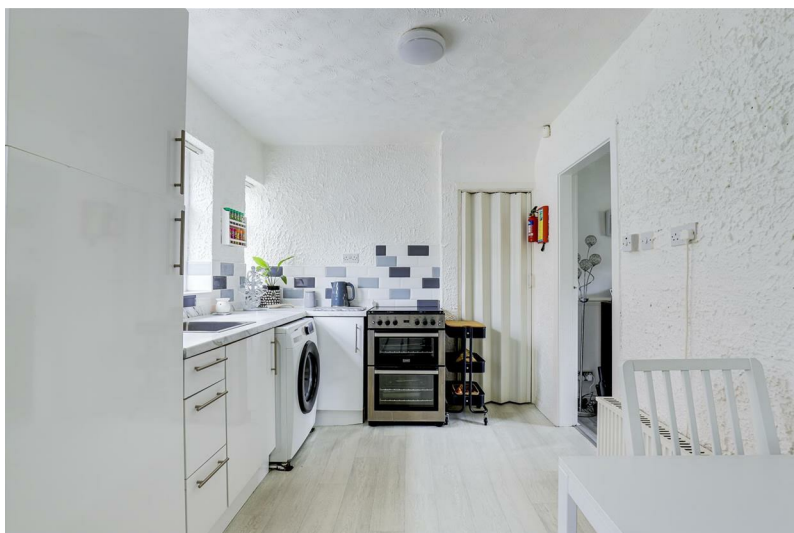


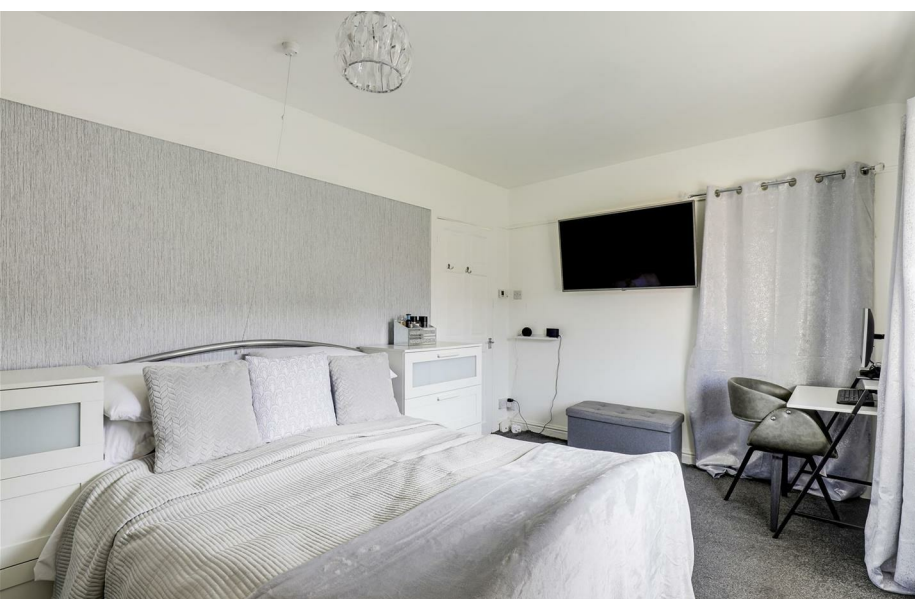
GUIDE PRICE £190,000 - £200,000

END-TERRACED HOUSE...

This two-bedroom end-terraced house stands as a beacon of comfort and convenience. This well-presented property is a credit to the current owners as they have created a home ready for you to drop your bags and move straight in, by including new flooring, a newly-fitted kitchen and bathroom, a new Central Fischer Future Heating system, and much more. Positioned within easy reach of the City Centre, its prime location boasts excellent transport connections, ensuring effortless commutes and access to various amenities. The ground floor welcomes you with an entrance hall, a reception room and a modern fitted kitchen. Ascend the staircase to the first floor, where two bedrooms await, completing this abode is a three-piece bathroom. Outside, the property showcases a large corner-plot landscaped haven to the rear, with a quaint gravelled garden at the front. There is on-street parking as well as great transport links just outside.

MUST BE VIEWED





- Corner Plot End Terraced House
- Two Bedrooms
- Spacious Living Room
- Newly Fitted Kitchen
- Newly Fitted Three-Piece Bathroom Suite
- Large Landscaped Garden
- New Central Fischer Future Heating With 6 Year Warranty Remaining
- New Flooring
- Renovated Throughout
- Close To The City Centre





GROUND FLOOR

Entrance Hall

2*8" x 4*1" (0.83m x 1.27m)

The entrance hall has laminate flooring, a built-in storage cupboard, carpeted stairs and a UPVC single door providing access into the accommodation.

Living Room

14*7" x 11*0" (4.45m x 3.37m)

The living room has a UPVC double-glazed window to the front elevation, a TV point, laminate flooring, a built-in storage cupboard, a dado rail, a radiator and a feature fireplace with a decorative surround.

Kitchen

14*11" x 8*4" (4.56m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, a stainless steel sink with a swan neck mixer tap, partially tiled walls, a radiator, vinyl flooring, access into the pantry cupboard, two UPVC double-glazed windows to the rear elevation and a UPVC single door providing access into the garden.

FIRST FLOOR

Landing

4*4" x 2*9" (1.34m x 0.84m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft and provides access to the first floor accommodation.

Master Bedroom

9*7" x 14*7" (2.93m x 4.45m)

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

Bedroom Two

9*11" x 9*7" (3.03m x 2.94m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a picture rail and a built-in storage cupboard.

Bathroom

6*10" x 7*10" (2.10m x 2.41m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a panelled P shaped bath with a wall-mounted electric shower fixture, glass shower screen, a waterproof splashback, a radiator, a picture rail, laminate-tile flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a gravelled garden, a scrub boundary and a path leading to access into the accommodation.

Rear

To the rear of the property is a garden with various plants and shrubs, raised planters, a lawn area, a patio area, a new shed and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Connected to Mains Supply

- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
- Phone Signal – All voice 3G, 4G & 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 – No
- Other Material Issues – No

DISCLAIMER

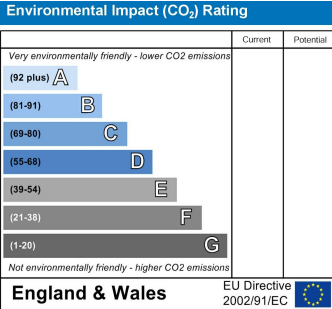
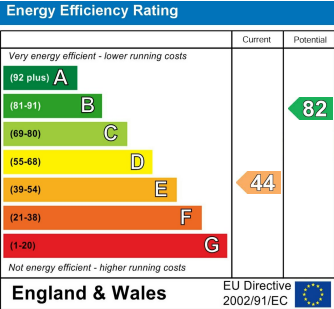
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

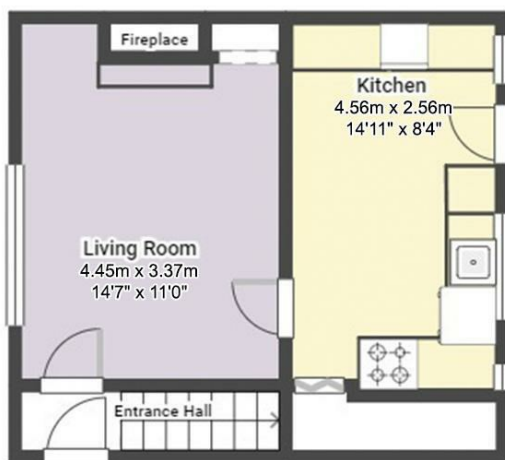
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Ilkeston Road, Radford, Nottinghamshire NG7 3EG

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.