

HoldenCopley

PREPARE TO BE MOVED

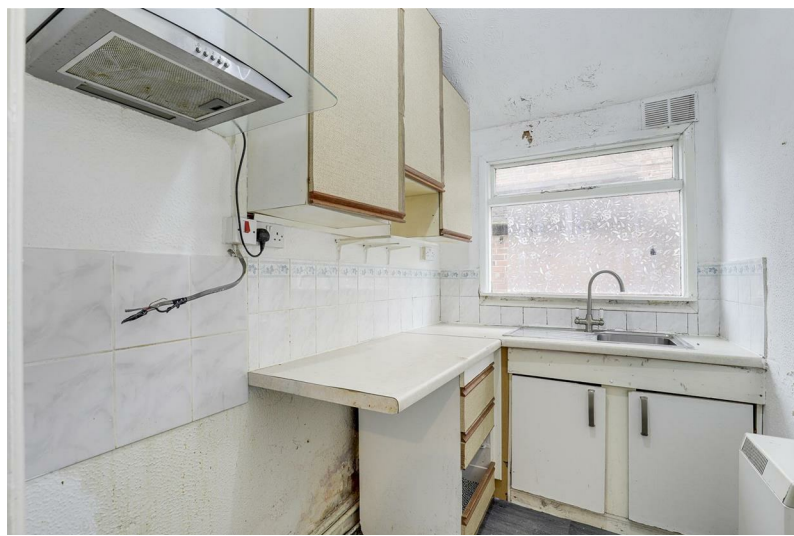
Osborne Street, Radford, Nottinghamshire NG7 5LY

£130,000

NO UPWARD CHAIN...

This three-bedroom mid-terraced house presents an excellent opportunity to create a home that reflects your personal style. With plenty of potential and no upward chain. Ideally located, the property benefits from easy access to various local amenities, Nottingham City Centre, and excellent transport links, as well as a selection of shops, bars, and eateries in the surrounding area. The ground floor begins with a spacious entrance hall leading to the bathroom. Adjacent is a reception room, ideal for relaxing or entertaining, along with a fitted kitchen that offers functional space for meal preparation. On the upper level, there are two well-proportioned double bedrooms, along with a separate W/C for added convenience. The top level features an additional double bedroom. Externally, the front provides access to on-street parking, while the rear features a low-maintenance courtyard-style garden with a patio area.

MUST BE VIEWED!



- Mid-Terraced House
- Three Double Bedrooms
- Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- First Floor W/C
- On-Street Parking
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance

The entrance hall has wood-effect flooring, an electric room heater, ceiling coving and a single UPVC door providing access into the accommodation.

Bathroom

7'7" x 6'0" (2.32m x 1.84m)

The bathroom has a pedestal wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a wall-mounted electric heater, wood-effect flooring, ceiling coving, an extractor fan and a UPVC double-glazed window to the front elevation.

Living Room

15'0" x 11'3" (4.58m x 3.45m)

The living room has exposed flooring, an electric room heater and a UPVC double-glazed window to the rear elevation.

Kitchen

7'11" x 5'5" (2.43m x 1.67m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an extractor fan, partially tiled walls, wood-effect flooring, a single-glazed window to the rear elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

11'6" x 11'3" (3.53m x 3.44m)

The main bedroom has carpeted flooring, an electric room heater and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'4" x 10'3" (3.46m x 3.13m)

The second bedroom has carpeted flooring, an electric room heater and a UPVC double-glazed window to the front elevation.

W/C

This space has a low level dual flush W/C, a wash basin, a tiled splash back, an extractor fan, and vinyl flooring.

SECOND FLOOR

Bedroom Three

15'7" max x 10'10" (4.77m max x 3.31m)

The third bedroom has exposed flooring, an electric room heater and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear is a courtyard-style garden with a block-paved patio and fence panelling boundaries.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating –Electric room heaters

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No



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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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