

# HoldenCopley

PREPARE TO BE MOVED

Bernard Terrace, Carrington, Nottinghamshire NG5 2AA

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Guide Price £180,000



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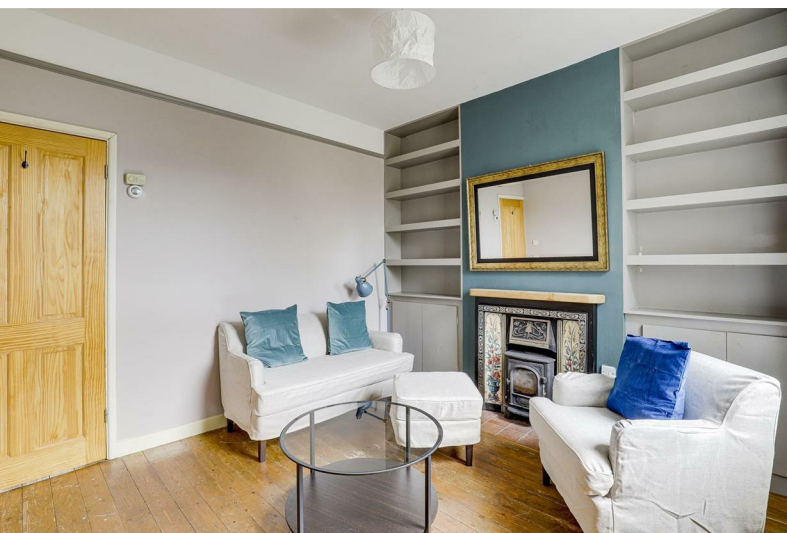


GUIDE PRICE £180,000 - £190,000

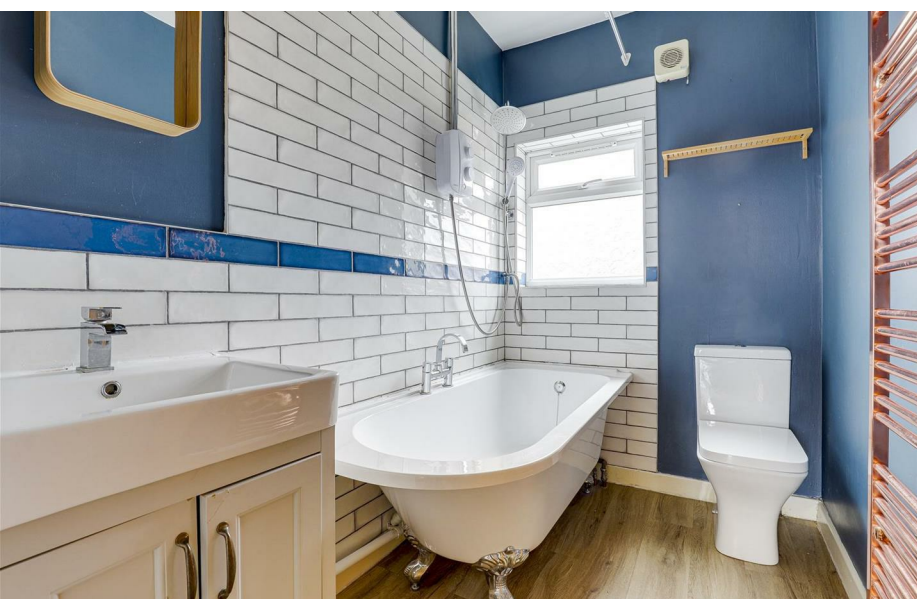
NO UPWARD CHAIN...

This end-terrace house offers a fantastic opportunity for first-time buyers or investors, benefiting from excellent transport links into Nottingham City Centre and the surrounding areas. Situated close to local amenities, the property is being sold with no upward chain, and benefits from solar panels. The ground floor features an entrance hall, a spacious living room complete with a feature fireplace, and a modern fitted kitchen diner, enhanced by underfloor heating and access to the cellar for additional storage. Upstairs, there are two bedrooms and a stylish three-piece bathroom suite. Externally, the front of the property boasts courtesy lighting, a hedged and fence-panelled boundary, and gated access. The enclosed rear garden is perfect for relaxing or entertaining, offering a decked patio area, a lawn, a handy shed, and a combination of hedged, fence-panelled.

MUST BE VIEWED







- End Terraced House
- Two Bedrooms
- Living Room
- Kitchen Diner
- Cellar
- Three-Piece Bathroom Suite
- Solar Panels
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has a UPVC double glazed window to the side elevation, wood-effect flooring, and a door providing access into the accommodation.

Living Room

11'2" x 10'11" (3.42m x 3.34m)

The living room has a UPVC double glazed window to the front elevation, a radiator, fitted units in the alcoves, a feature fireplace with a wrought iron and tiled surround, and original wood floor boarding.

Hall

The hall has original wood flooring, and access into the kitchen.

Kitchen Diner

18'2" max x 11'5" max (5.54m max x 3.48m max)

The kitchen diner has a range of fitted base and wall units, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob and extractor fan, an integrated washing machine, an integrated dishwasher, an integrated fridge freezer, tiled splash back, wood-effect flooring with under-floor heating, a Velux window, a UPVC door opening to the rear garden, sliding patio doors opening to the rear garden, and access to the cellar.

BASEMENT

Cellar

11'1" x 11'6" (3.40m x 3.53m)

The cellar is split into two sections, with lighting, electrics, and ample storage.

FIRST FLOOR

Landing

The landing has original wood flooring, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

11'2" x 10'11" (3.42m x 3.34m)

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

Bedroom Two

10'9" x 6'5" (3.29m x 1.97m)

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

Bathroom

7'10" x 4'11" (2.39m x 1.51m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a free standing bath with central mixer taps and a wall-mounted electric shower fixture, a heated towel rail, an extractor fan, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a hedged and fence panelled boundary, and gated access.

Rear

To the rear of the property is an enclosed garden with a decked patio area, a lawn, a shed, and a hedged, fence panelled and brick wall boundary.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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:

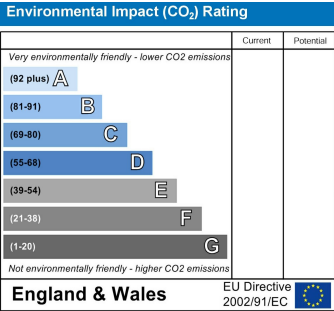
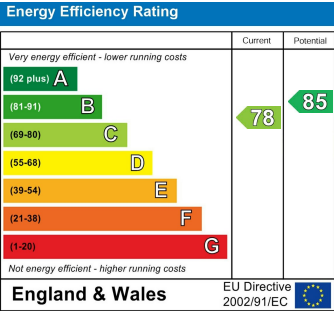
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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