

# HoldenCopley

PREPARE TO BE MOVED

Church Drive, Carrington, Nottinghamshire NG5 2BA

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Guide Price £260,000 - £290,000



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GUIDE PRICE £260,000 - £280,000

IDEAL FOR FIRST-TIME BUYERS...

This Victorian terraced home offers generous living space, making it a fantastic purchase for a variety of buyers. Situated in a popular location, close to local amenities including shops, schools and excellent access to Nottingham City Centre. The ground floor features a living room, leading to a bright and airy dining area with an open-plan kitchen, creating an ideal space for entertaining and everyday living. The lower ground floor has been cleverly converted into a versatile office space, perfect for home working or additional storage. Upstairs, the first floor boasts two double bedrooms and a modern family bathroom, while the top floor hosts another generously sized double bedroom. Externally, the property benefits from on-street parking to the front and an enclosed rear garden, complete with a patio seating area, a lawn, and established plants and shrubs, providing an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Mid-Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Sunroom
- Office
- Four-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Living Room

15'0" x 13'5" (4.59m x 4.10m)

The living room has exposed wooden floor boards, a radiator, ceiling coving, a picture rail, a feature fireplace, a UPVC double-glazed bay window to the front elevation and a single composite door providing access into the accommodation.

Hall

The hall has exposed wooden floor boards and carpeted stairs.

Dining Room

13'7" x 12'4" (4.15m x 3.78m)

The dining room has exposed wooden floor boards, a radiator, a picture rail, open-plan access to the kitchen and a single-glazed internal window to the rear elevation.

Kitchen

11'10" x 7'6" (3.63m x 2.30m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, space for a washing machine, dishwasher & cooker, partially tiled walls, an extractor fan, tiled flooring, a heated towel rail, a UPVC double-glazed window to the rear elevation and a single door providing access to the sunroom.

Sunroom

12'0" x 4'10" (3.67m x 1.48m)

The sunroom has carpeted flooring and double French doors opening out to the rear garden.

BASEMENT

Office

13'11" x 12'4" (4.26m x 3.78m)

The office has carpeted flooring, a radiator and two UPVC double-glazed obscure windows to the front elevation.

FIRST FLOOR

Landing

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

Master Bedroom

13'5" x 12'3" (4.10m x 3.74m)

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

Bedroom Two

9'10" x 9'4" (3.01m x 2.87m)

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

Bathroom

12'0" x 7'6" (3.67m x 2.29m)

The bathroom has a concealed low level dual flush W/C, a wash basin, a bath, a shower enclosure with a shower fixture, a heated towel rail, an in-built storage cupboard, partially tiled walls, an in-built storage cupboard, recessed spotlights, tiled flooring and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Bedroom Three

15'3" x 10'8" (4.67m x 3.27m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a Velux window.

OUTSIDE

Front

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

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a variety of plants and shrubs and fence panelling 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 1800Mbps & Highest upload speed at 220Mbps

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

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

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.

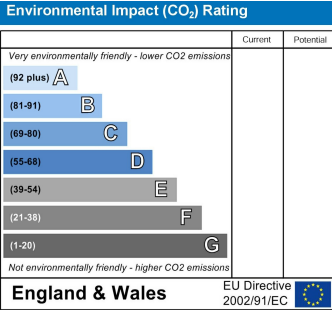
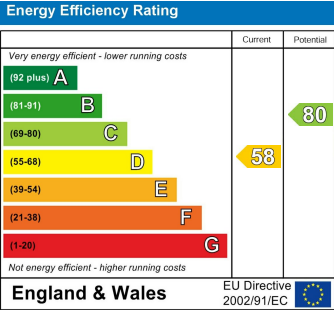
The vendor has advised the following:

Property Tenure is Freehold

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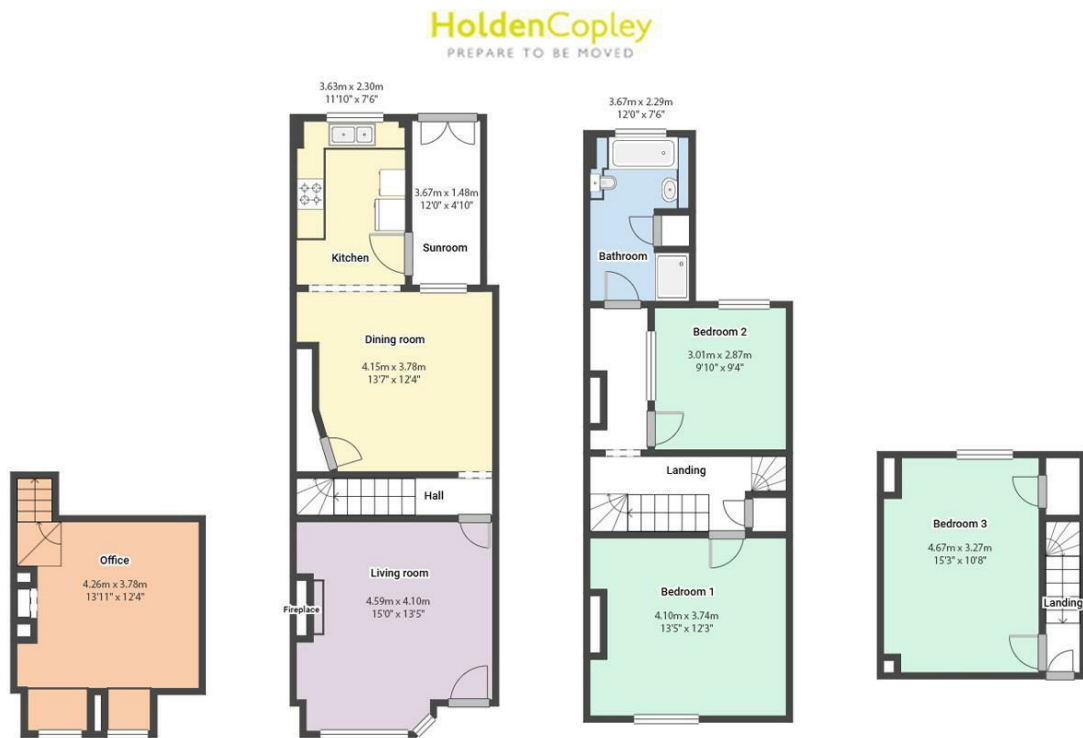
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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