

HoldenCopley

PREPARE TO BE MOVED

Casper Court, Top Valley, Nottinghamshire NG5 9EG

Guide Price £145,000

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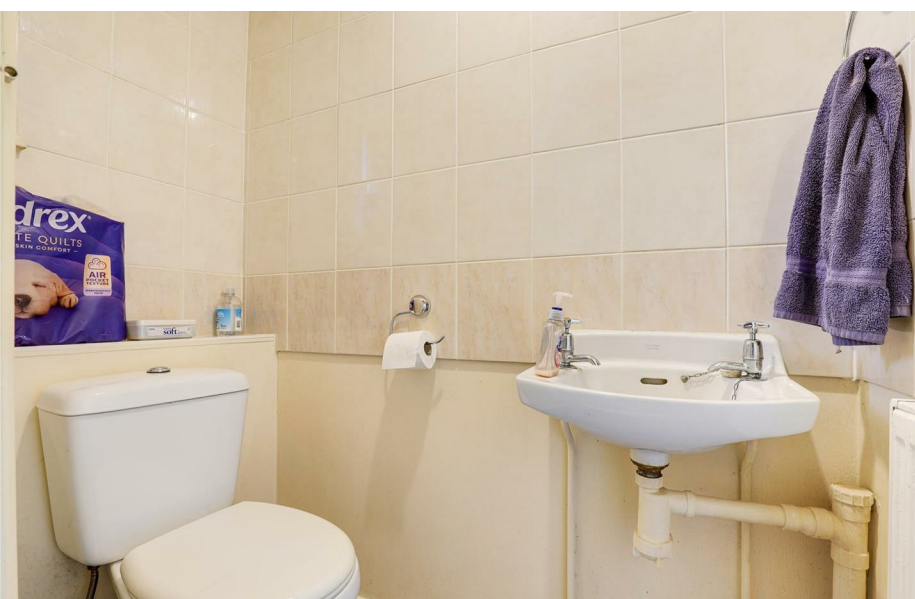


GUIDE PRICE £145,000 - £155,000

INVESTMENT OPPORTUNITY...

This three-bedroom end-terraced house is an excellent opportunity for both new and experienced investors, offering a hassle-free investment with tenants already in place. Ideally located in a sought-after area, the property benefits from easy access to local shops, schools, and excellent transport links, making it a desirable rental option. The ground floor features a convenient downstairs W/C, a spacious open-plan living and dining area, and a well-appointed kitchen with direct access to the rear garden. Upstairs, the first floor comprises two generously sized double bedrooms, a comfortable single bedroom, and a modern three-piece family bathroom. Externally, the property offers on-street parking at the front, while the rear boasts a low-maintenance, enclosed south-facing garden.





- End Terraced House
- Three Bedrooms
- Open Plan Living & Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed South-Facing Garden
- UPVC Double-Glazing Throughout
- Quiet Location
- Investment Opportunity





GROUND FLOOR

Entrance Hall

5*8" x 13*7" (1.74m x 4.16m)

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

W/C

5*5" x 2*8" (1.66m x 0.82m)

This space has a low level dual flush W/C, a wash basin, fully tiled walls, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Dining Room

13*5" x 10*5" (4.11m x 3.18m)

The dining room has carpeted flooring, a radiator, a UPVC doubled-glazed window to the front elevation, and open access to the living room.

Living Room

8*9" x 9*10" (2.68m x 3.02m)

The living room has carpeted flooring, a radiator, TV point, and a UPVC double-glazed window to the rear elevation.

Kitchen

10*3" x 9*5" (3.14m x 2.89m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space and plumbing for a dishwasher and a washing machine, space for a free-standing cooker, an extractor fan, space for a fridge freezer, recessed spotlights, tiled flooring, a UPVC double-glazed window to the rear elevation, tiled walls, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8*9" x 5*3" (2.67m x 1.62m)

The landing has carpeted flooring, two in-built storage cupboards, and provides access to the loft and first floor accommodation.

Master Bedroom

11*7" x 10*7" (3.54m x 3.24m)

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

Bedroom Two

11*6" x 12*8" (3.52m x 3.87m)

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

Bedroom Three

11*1" x 5*6" (3.38m x 1.70m)

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

Bathroom

6*6" x 6*5" (2.00m x 1.96m)

The bathroom has a low level flush W/C, a wash basin, a panelled bath with an overhead wall-mounted electric shower and a shower screen, a radiator, fully tiled walls, recessed spotlights, vinyl flooring, and a UPVC double glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is availability for on street parking.

Rear

To the rear of the property is a low maintenance south-facing garden, a brick-built outhouse, fence panelled boudaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G/5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area -Very Low Risk

Non-Standard Construction – Yes - Whimpy No Finds

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.

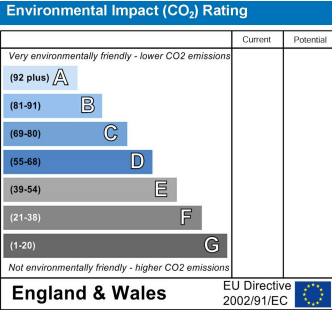
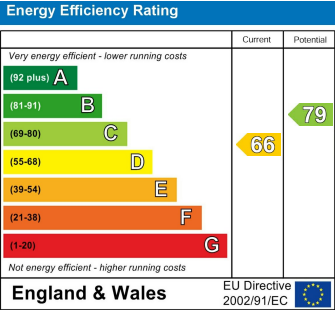
The vendor has advised the following:

Property Tenure is Freehold

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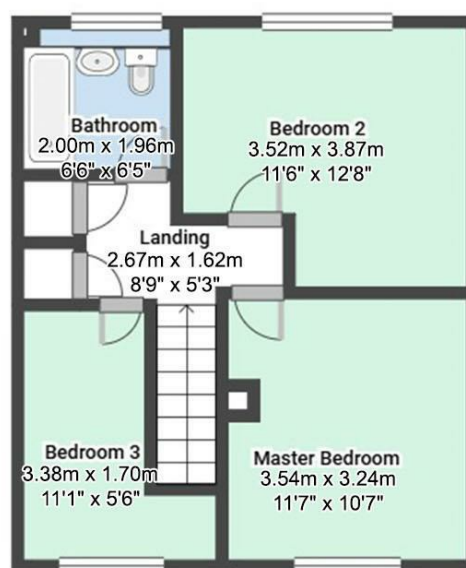
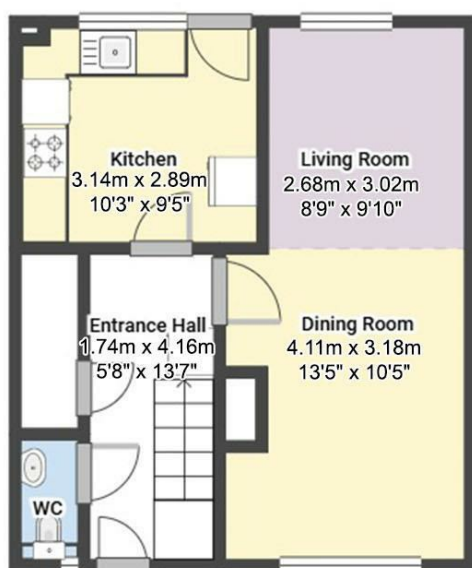
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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