

HoldenCopley

PREPARE TO BE MOVED

Isandula Road, Basford, Nottingham NG7 7ES

Guide Price £150,000 - £160,000

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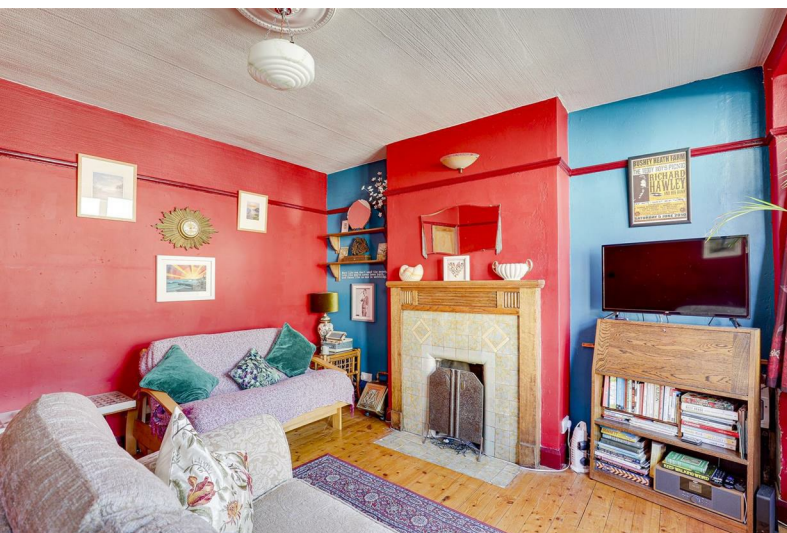


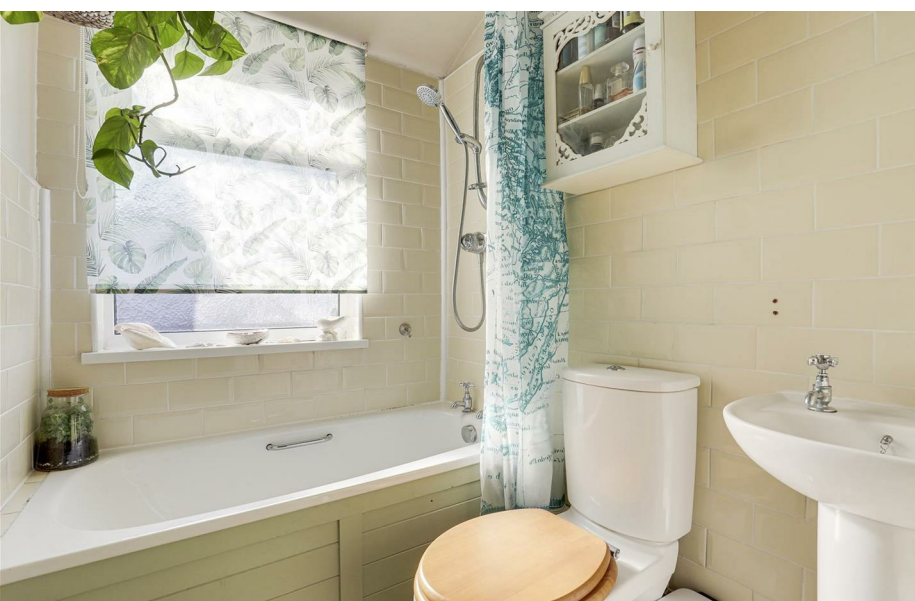
GUIDE PRICE £150,000 - £160,000

MID TERRACE HOUSE...

Nestled in a good location, this mid-terraced home is perfect for a range of buyers, from first-time homeowners to investors and families alike. Boasting excellent transport links and close proximity to local amenities, this property offers both convenience and comfort. Upon entering, you are welcomed by a bright and inviting living room featuring a bay window and complemented by a charming feature fireplace. The adjoining dining room, also benefitting from a feature fireplace, provides the perfect setting for entertaining and everyday family life. To the rear, a well-equipped fitted kitchen leads through to a spacious utility room, offering additional practicality and storage. Upstairs, the first floor hosts two generously sized double bedrooms and a stylish three-piece bathroom suite. Externally, the property benefits from a small courtyard to the front, while the south-facing rear garden provides a private outdoor retreat. Featuring raised planted borders, a lawn, a fence-panelled boundary, and gated access, it's an ideal space for relaxing or entertaining.

MUST BE VIEWED





- Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Spacious Utility Room
- Three-Piece Bathroom Suite
- Excellent Transport Links
- Close to Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

13'10" into bay x 12'7" (4.22m into bay x 3.84m)
The living room has a UPVC double glazed bay windows to the front elevation, a TV point, a feature fireplace with a decorative tiled surround and hearth, a picture rail, a ceiling rose, a radiator, wood flooring, and a door providing access into the accommodation.

Dining Room

12'3" x 10'11" (3.75m x 3.33m)
The dining room has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, a ceiling rose, a feature fireplace, and wood-effect flooring.

Kitchen

9'5" x 4'8" (2.88m x 1.44m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob, space for an under-counter fridge freezer, a radiator, tiled splash back, tiled flooring, a window to the rear elevation, and a UPVC door opening to the utility room.

Utility Room

12'4" x 6'8" (3.77m x 2.05m)
The utility room has UPVC double glazed windows to the side and rear elevation, tiled flooring, access into the storage room with space and plumbing for a washing machine, and space for a tumble dryer, and UPVC door opening to the rear garden

FIRST FLOOR

Landing

13'10" max x 9'3" max (4.23m max x 2.83m max)
The landing has carpeted and wood flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'7" x 11'11" (3.84m x 3.65m)
The first bedroom has a UPVC double glazed windows to the front elevation, a feature fireplace, a radiator, and wood flooring.

Bedroom Two

10'11" x 9'4" (3.35m x 2.85m)
The second bedroom has a UPVC double glazed windows to the rear elevation, a feature fireplace, a radiator, and wood flooring.

Bathroom

10'11" x 4'8" (3.35m x 1.44m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is a south facing rear garden with raised planted borders a lawn, fence panelled boundary, and gated access.

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 1000Mbps and Upload Speed 100Mbps
- 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.

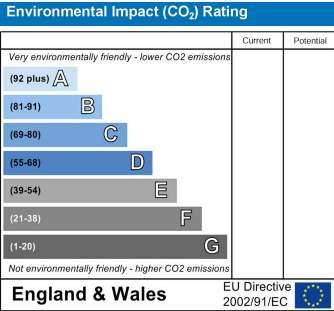
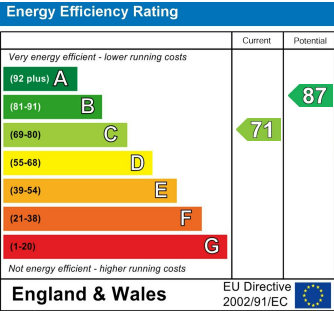
The vendor has advised the following:
Property Tenure is Freehold

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.

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.

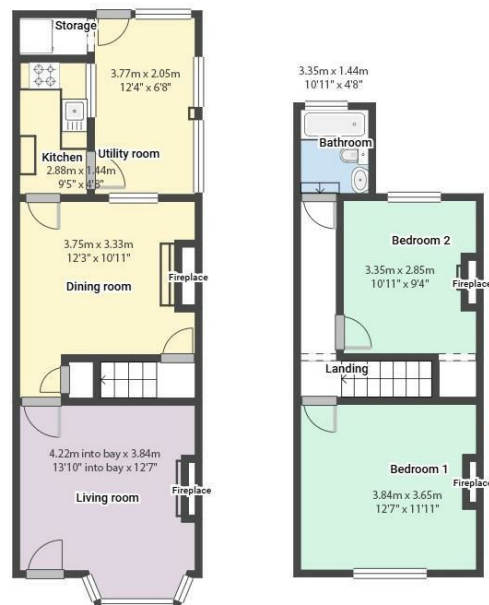
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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