

HoldenCopley

PREPARE TO BE MOVED

Kennington Road, Nottingham, Nottinghamshire NG8 1QB

Guide Price £160,000 - £170,000

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PERFECT FIRST-TIME BUY...

Nestled within a quiet cul-de-sac, this well-proportioned three-bedroom mid-terraced house presents a fantastic opportunity for first-time buyers or investors alike. Boasting a convenient location, the property is just a stone's throw from local amenities, excellent transport and commuting links, as well as Nottingham's Universities, QMC, and the City Centre. The ground floor comprises an inviting entrance hall, a spacious living room perfect for relaxing or entertaining, a fitted kitchen, and a three-piece bathroom suite. Upstairs, three generously sized bedrooms provide ample accommodation, with additional storage available in the boarded loft. Outside, the property benefits from permit parking to the front, while the rear features an enclosed garden.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Spacious Living Room
- Fitted Galley-Style Kitchen
- Ground Floor Bathroom
- Enclosed Garden
- Permit Parking
- Close To Transport Links & Local Amenities
- Great First-Time Buy
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 3'2" (1.20 x 0.97)

The entrance hall has carpeted flooring, panelled walls, and a single UPVC door providing access into the accommodation.

Living Room

14'0" x 11'7" (4.29 x 3.55)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a dado rail, a radiator, and a TV point.

Kitchen

14'10" x 7'10" (4.53 x 2.39)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for an under-counter fridge and freezer, vinyl flooring, a radiator, a wall-mounted boiler, an in-built pantry cupboard, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Passage

6'9" x 2'9" (2.07 x 0.84)

The passage has vinyl flooring and a UPVC door providing access to the garden.

Bathroom

6'9" x 6'2" (2.06 x 1.88)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, vinyl flooring, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'5" x 2'7" (1.96 x 0.79)

The landing has carpeted flooring and provides access to the first floor accommodation. Additionally, there is access to the boarded loft with lighting via a drop-down ladder.

Master Bedroom

11'9" x 11'1" (3.59 x 3.38)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, panelled walls, and an in-built cupboard.

Bedroom Two

11'0" x 8'2" (3.36 x 2.50)

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

Bedroom Three

8'0" x 6'5" (2.46 x 1.96)

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

OUTSIDE

Front

To the front of the property is permit parking.

Rear

To the rear of the property is an enclosed garden with a concrete area, a lawn, a range of plants, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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 - Medium risk for rivers & the sea / very low risk for surface water

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

Parking - Permit parking: 1st one is free, 2nd is £35 and the 3rd is £50

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:

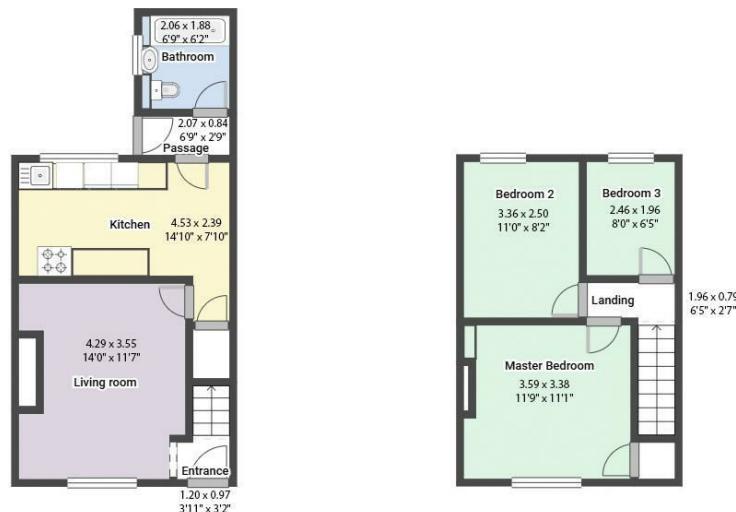
Property Tenure is Freehold

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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