

HoldenCopley

PREPARE TO BE MOVED

Ford Street, New Basford, Nottinghamshire NG7 7BD

£125,000

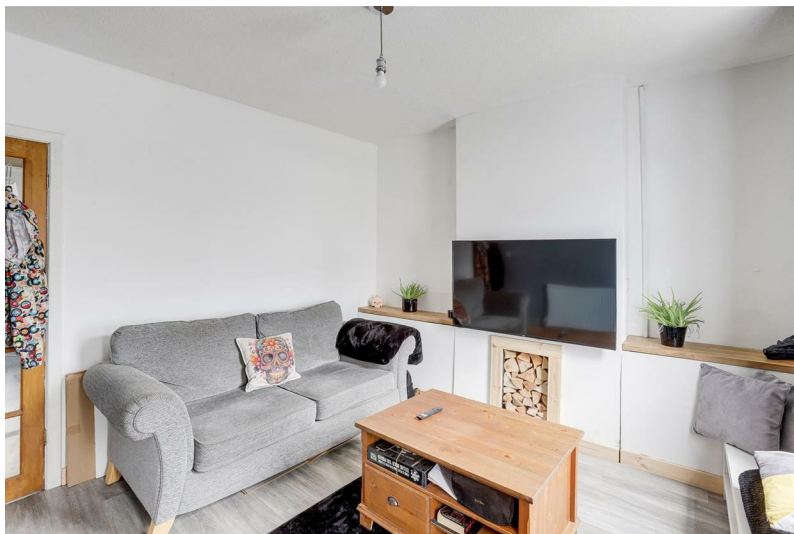
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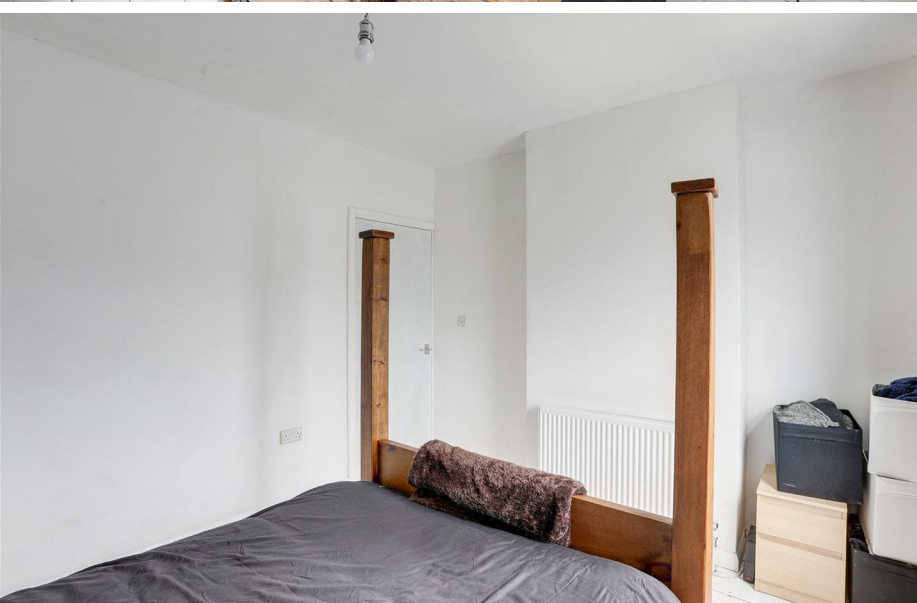
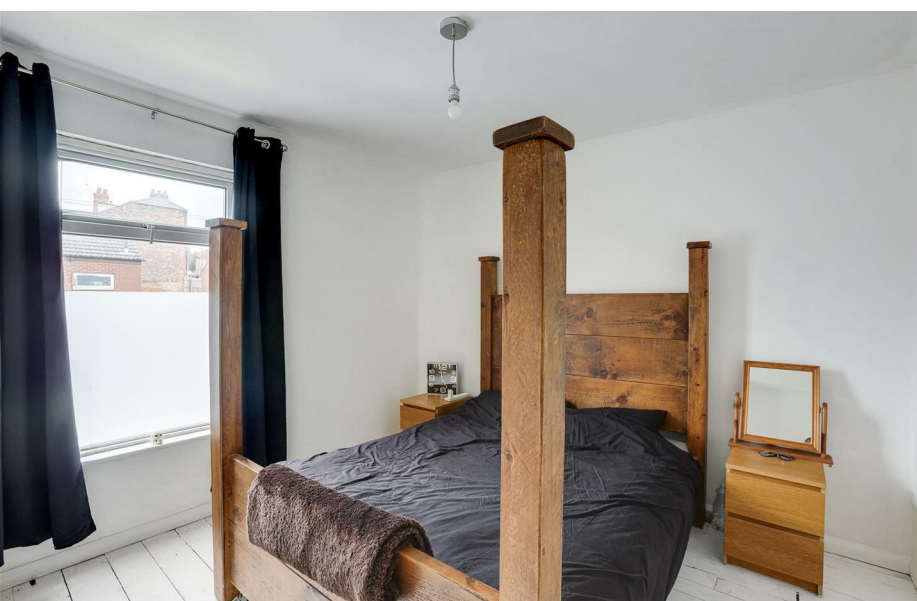


IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom detached home is situated in a popular and convenient location, close to a range of local amenities, schools, and excellent transport links. The property benefits from nearby tram stops for easy access to the City Centre and is also on the Medilink route, providing direct travel to City Hospital and QMC. With convenience shops, parks, and public transport just a short walk away, it offers both comfort and accessibility. With neutral décor throughout, the property has been updated with new front and back doors, upgraded electrics, new radiators, and a stylish new kitchen. The ground floor boasts a spacious living room, while the modern fitted kitchen diner features integrated appliances and a breakfast bar, creating a perfect space for entertaining. Additionally, there is access to the cellar. Upstairs, there is a generously sized double bedroom, a single bedroom, and a contemporary three-piece bathroom suite. Outside, on-street parking is available to the front, while the low-maintenance rear courtyard offers a private outdoor space to enjoy.

MUST BE VIEWED!





- Mid-Terraced House
- Two Bedrooms
- Neutral Living Room
- Newly Fitted Breakfast Kitchen
- Versatile Cellar
- Upgraded Electrics & Radiators
- Three-Piece Bathroom Suite
- Solar Panels
- Low Maintenance Courtyard
- Close To Transport Links





GROUND FLOOR

Living Room

11*8" x 11*1" (3.56m x 3.39m)

The living room has laminate wood-effect flooring, a radiator, a recessed chimney breast alcove, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

Hall

2*9" x 2*8" (0.85m x 0.82m)

The hall has laminate wood-effect flooring and access to the first-floor accommodation.

Kitchen

11*11" max x 11*8" (3.65m max x 3.56m)

The kitchen has a range of fitted base units with worktops and a breakfast bar, a stainless steel sink with a 3-in-1 boiling tap, an integrated oven, hob, microwave, fridge freezer & dishwasher, a radiator, recessed spotlights, access to the cellar, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC stable door providing access to the rear garden.

FIRST FLOOR

Landing

6*6" max x 5*10" (1.99m max x 1.80m)

The landing has exposed wooden flooring and access to the first floor accommodation.

Master Bedroom

11*7" x 11*2" (3.54m x 3.41m)

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

Bedroom Two

8*10" x 6*6" (2.71m x 1.99m)

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

Bathroom

12*1" x 4*7" (3.70m x 1.42m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, partially tiled walls, an in-built storage cupboard with power supply, exposed wooden flooring, access to the loft and a UPVC double-glazed obscure window to the rear elevation.

BASEMENT

Cellar Room One

15*4" max x 4*9" (4.68m max x 1.46m)

The cellar has courtesy lighting, power supply and ample storage space.

Cellar Room Two

15*2" max x 6*8" (4.64m max x 2.04m)

The cellar has courtesy lighting and ample storage space.

OUTSIDE

Front

To the front of the property is access to on-street parking, shrubs and brick-wall boundaries.

Rear

To the rear is a low-maintenance courtyard style garden with a concrete patio area and fence panelling boundaries.

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

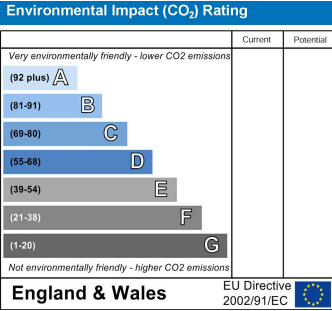
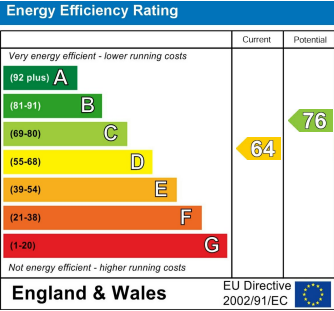
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

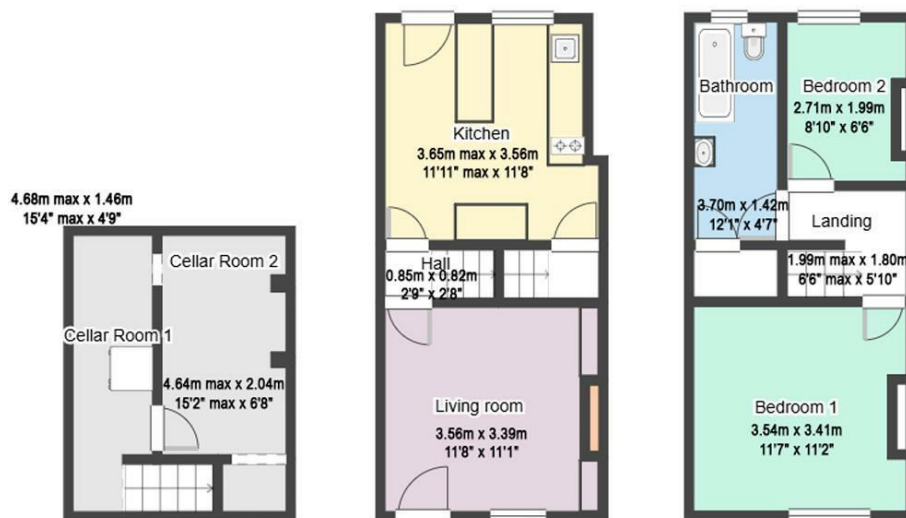
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- 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



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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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