

# HoldenCopley

PREPARE TO BE MOVED

Ford Street, New Basford, Nottinghamshire NG7 7BD

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£220,000



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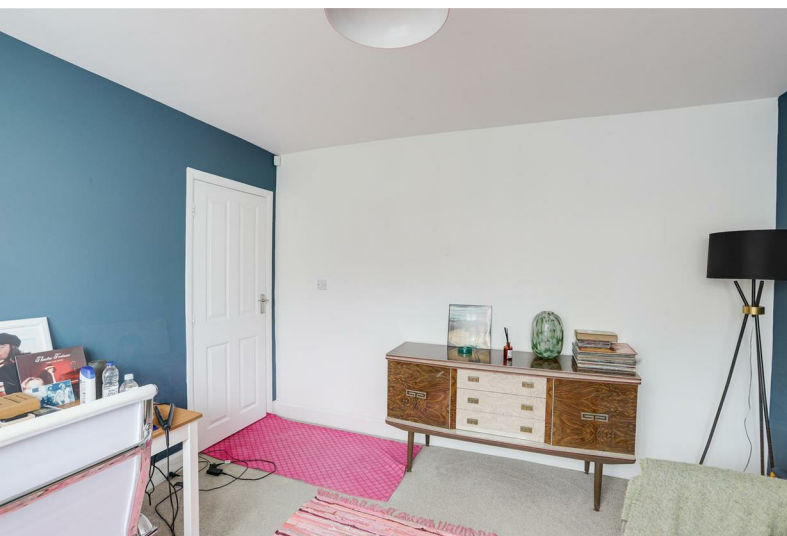




## NO UPWARD CHAIN...

This well-presented three-bedroom semi-detached house offers an ideal opportunity for first-time buyers and is available with no upward chain. Perfectly positioned close to a variety of local amenities including shops, schools, and excellent commuting links. Upon entering, you are welcomed into a bright entrance hall which leads to a cosy living room, followed by a second reception room that seamlessly flows into a modern kitchen, designed to meet all your culinary needs. This open-plan space also boasts double French doors that open out onto the rear garden. A ground floor W/C adds additional practicality. Upstairs, the home features two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the property benefits from on-street parking to the front, while the enclosed rear garden offers a delightful outdoor space, complete with a decked seating area, a well-maintained lawn, and a variety of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- On-Street Parking
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'0" x 6'3" (3.98m x 1.91m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

12'1" into bay x 11'8" (3.70m into bay x 3.57m)

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

Reception Room

13'11" x 11'8" (4.26m x 3.57m)

The reception room has tiled flooring, a radiator, open-plan access to the kitchen and a UPVC double-glazed window to the rear elevation.

Kitchen

12'9" x 6'1" (3.91m x 1.87m)

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 swan neck mixer tap, an integrated oven, gas ring hob, and extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled flooring, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear garden.

W/C

5'10" x 2'7" (1.79m x 0.79m)

This space has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6'11" x 2'10" min (2.11m x 0.88m min)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation and access to the first floor accommodation.

Master Bedroom

14'0" x 11'8" (4.27m x 3.58m)

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

Bedroom Two

11'8" x 10'0" (3.58m x 3.07m)

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

Bedroom Three

10'11" x 6'3" (3.33m x 1.92m)

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

Bathroom

6'3" x 5'8" (1.91m x 1.73m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, partially tiled walls, vinyl flooring, access to the loft and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed garden with a decked seating area, a lawn, plants and shrubs 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

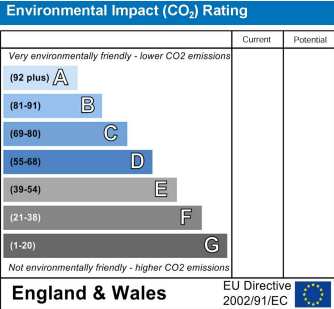
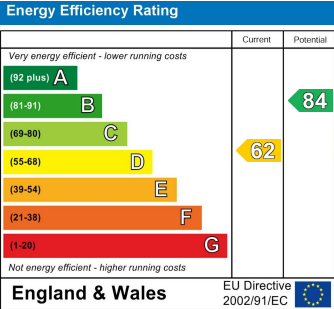
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

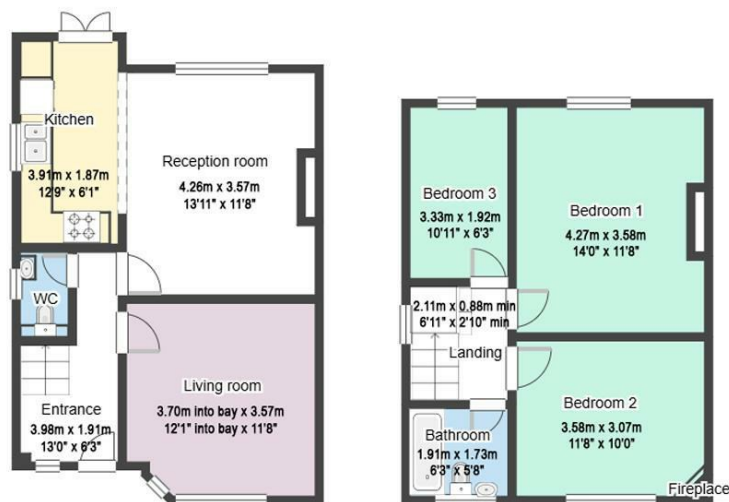
ADDITIONAL INFORMATION

- 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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