

HoldenCopley

PREPARE TO BE MOVED

St. Pauls Terrace, Nottingham, Nottinghamshire NG7 5ED

Guide Price £130,000 - £140,000

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NO UPWARD CHAIN...

This well presented two-bedroom mid-terrace home is perfect for a first-time buyer looking for a property that's ready to move straight into. Situated in a well-connected location close to the city centre, it benefits from excellent transport links, nearby shops, and great school catchments. The ground floor features a living room, leading to a stylish modern fitted kitchen-diner with ample storage and space for dining. There is also access to a useful cellar, providing additional storage. Upstairs, the first floor offers two well-proportioned bedrooms, a contemporary three-piece bathroom suite, and access to the loft. Externally, the property benefits from on-street permit parking to the front, while the rear boasts a low-maintenance garden, ideal for outdoor relaxation. With its modern interior and convenient location, this home is an excellent opportunity for those looking to step onto the property ladder.

MUST BE VIEWED





- Mid-Terrace House
- Two Bedrooms
- Reception Room
- Modern Fitted Kitchen Diner
- Stylish Three Piece Bathroom Suite
- Cellar
- Low Maintenance Rear Garden
- Close To The City Centre
- No Upward Chain
- Must Be Viewed





BASEMENT

Cellar One

5'5" x 11'8" (1.67m x 3.56m)
The first cellar has lighting and ample storage space.

Cellar Two

11'8" x 5'7" (3.56m x 1.72m)
The second cellar has lighting and ample storage space.

GROUND FLOOR

Living Room

11'4" x 11'8" (3.47m x 3.56m)
The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving, a ceiling rose and a single UPVC door providing access into the accommodation.

Dining Room

11'7" x 10'3" (3.55m x 3.13m)
The dining room has wood-effect flooring, a radiator, coving and access down to the cellar.

Kitchen

5'5" x 10'10" (1.67m x 3.31m)
The kitchen has fitted matte handleless base units with worktops and a breakfast bar, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

5'7" x 2'7" (1.71m x 0.81m)
The landing has carpeted flooring, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'8" x 11'4" (3.56m x 3.47m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Two

11'4" x 6'1" (3.46m x 1.86m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

4'11" x 8'2" (1.51m x 2.51m)
The bathroom has a low level concealed flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower, a hand-held shower and a glass shower screen, tile-effect flooring, a radiator, partially tiled walls and an extractor fan.

OUTSIDE

Front

To the front is on street permit parking.

Rear

To the rear is a low maintenance garden with a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
Phone Signal – All 4G, most 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions –
Other Material Issues –

DISCLAIMER

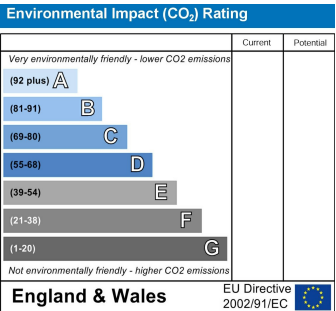
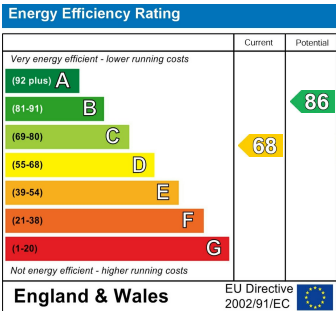
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

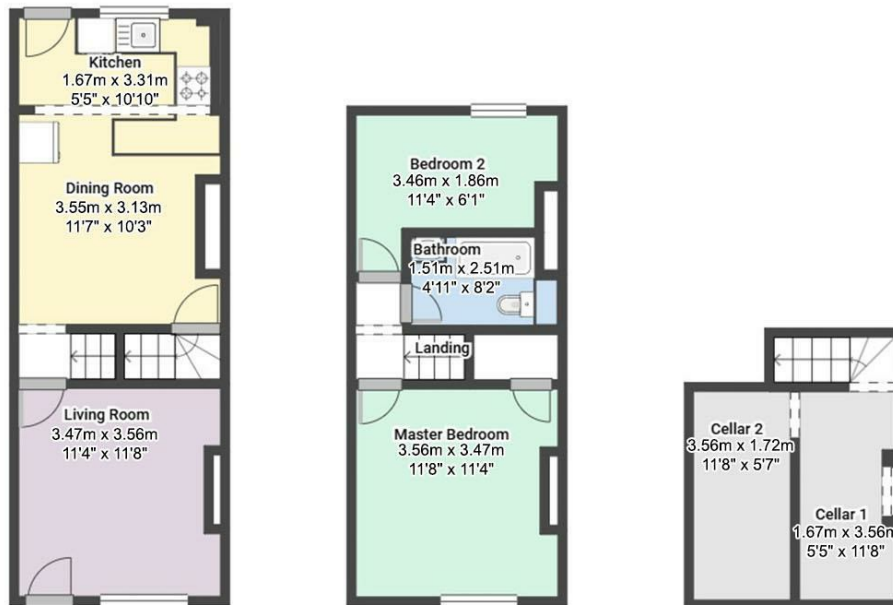
The vendor has advised the following:
Property Tenure is Freehold

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.





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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