

HoldenCopley

PREPARE TO BE MOVED

Ben Street, Radford, Nottinghamshire NG7 5NA

Guide Price £180,000 - £190,000

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NO UPWARD CHAIN...

This three-bedroom mid-terraced house presents a fantastic opportunity for a variety of buyers, including first-time purchasers, growing families, or investors. Ideally located close to a range of local amenities such as shops, schools, and excellent commuting links, the property also benefits from being offered to the market with no upward chain. The ground floor features two generous reception rooms, providing flexible living and dining space, along with a fitted kitchen perfectly suited to your culinary needs. On the first floor, you'll find a double bedroom, a useful study, a modern three-piece bathroom suite, a separate shower room, and an additional W/C, offering a practical layout with plenty of flexibility. The top floor offers two further double bedrooms. A cellar adds valuable additional storage, enhancing practicality. Outside, there is on-street parking available to the front. To the rear, the low-maintenance courtyard includes a decked seating area, creating an ideal space for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terraced House
- Three Double Bedrooms
- Two Reception Rooms & Study
- Fitted Kitchen
- Modern Three-Piece Bathroom Suite
- Shower Room & Separate W/C
- Cellar
- On-Street Parking
- No Upward Chain
- Close To Local Amenities





GROUND FLOOR

Dining Room

11'11" x 11'11" (3.64m x 3.64m)

The dining room has laminate wood-effect flooring, a radiator, ceiling coving, a ceiling rose, a dado rail, a fitted storage cupboard, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access into the accommodation.

Hall

3'1" x 2'10" (0.94m x 0.87m)

The hall has laminate wood-effect flooring and stairs.

Living Room

12'1" x 12'0" (3.70m x 3.66m)

The living room has laminate wood-effect flooring, a radiator, access to the cellar and a UPVC double-glazed window to the rear elevation.

Kitchen

11'5" x 6'3" (3.50m x 1.92m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer with taps, space for a washing machine, cooker & fridge freezer, a wall-mounted boiler, partially tiled walls, vinyl flooring, two UPVC double-glaze windows to the rear and side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

15'2" max x 12'0" (4.64m max x 3.67m)

The landing has laminate wood-effect flooring, a radiator and access to the first floor accommodation.

Master Bedroom

12'0" x 11'11" (3.66m x 3.65m)

The main bedroom has laminate wood-effect flooring, a radiator, a fitted storage cupboard and a UPVC double-glazed window to the front elevation.

Study

9'4" max x 5'2" (2.87m max x 1.60m)

The study has laminate wood-effect flooring and a UPVC double-glazed window to the rear elevation.

Bathroom

11'0" x 6'3" (3.37m x 1.92m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a hand held shower head, partially waterproof boarding, a heated towel rail, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

4'7" x 3'4" (1.42m x 1.03m)

The shower room has a shower enclosure with an electric shower fixture, a heated towel rail partially tiled walls, and vinyl flooring.

W/C

4'5" x 3'4" (1.35m x 1.03m)

This space has a low level dual flush W/C, a wash basin, tiled walls and vinyl flooring.

SECOND FLOOR

Landing

2'11" x 2'9" (0.89m x 0.86m)

The landing has laminate wood-effect flooring, access to the second floor accommodation and access to the loft.

Bedroom Two

12'0" max x 12'0" (3.67m max x 3.66m)

The second bedroom has laminate wood-effect flooring, a radiator, a fitted storage cupboard, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three

11'11" max x 11'11" (3.65m max x 3.65m)

The third bedroom has laminate wood-effect flooring, a radiator, a fitted storage cupboard and a UPVC double-glazed window to the front elevation.

BASEMENT

Cellar Room One

12'0" x 6'3" (3.66m x 1.92m)

Cellar Room Two

6'0" x 3'5" (1.83m x 1.05m)

Cellar Room Three

8'3" x 5'11" (2.54m x 1.82m)

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear is a courtyard garden with a decked seating area, gated access to the rear and brick-wall 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

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed -Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & some coverage of 5G

Sewage – Mains Supply

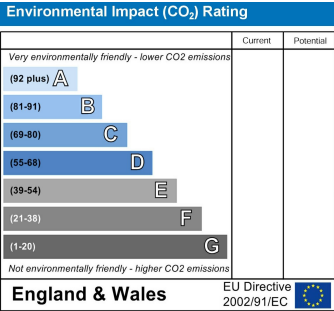
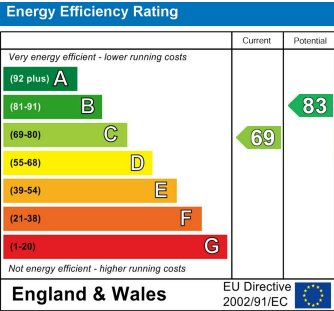
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

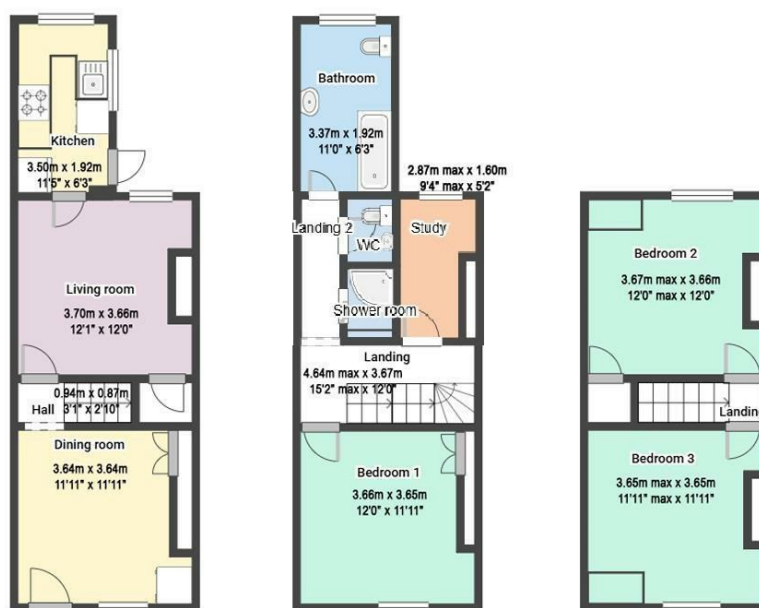
Non-Standard Construction – No

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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