

HoldenCopley

PREPARE TO BE MOVED

Thompson Gardens, Top Valley, Nottingham NG5 9JH

Guide Price £160,000

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GUIDE PRICE £160,000 - £170,000

A HOME OF COMFORT & STYLE AWAITS...

This beautifully presented end-terrace home is tucked away in a quiet cul-de-sac, ideally located just moments from excellent transport links, local amenities, and well-regarded schools—with easy access into Nottingham City Centre. Recently renovated throughout, this property is perfect for growing families or first-time buyers alike. The ground floor offers two spacious and versatile reception rooms, perfect for relaxing or entertaining. The modern kitchen boasts sleek units and integrated appliances, making it a practical and attractive hub of the home. Upstairs, you'll find three well-proportioned bedrooms and a contemporary three-piece bathroom suite. The interior has been fully re-plastered, redecorated, and finished with newly fitted carpets and laminate flooring—giving the home a fresh, modern feel throughout. The property also benefits from leasehold solar panels, offering a sustainable and cost-effective energy solution. Don't miss out on this move-in ready home in a fantastic location—call now to book your viewing!

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Newly Fitted Carpet & Laminate
- Replastered & Redecorated
- Leasehold Solar Panels
- Garage For Storage
- Close To Amenities & Transport Links





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect laminate flooring, an in-built cupboard, a wall-mounted fuse box, a radiator, and a single composite door providing access into the accommodation.

W/C

5*5" x 2*7" (1.66m x 0.79m)

This space has a low-level dual flush W/C, a wall-mounted wash basin, tiled walls, and wood-effect laminate flooring.

Living Room

10*5" x 10*5" (3.19m x 3.19m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, and double wooden doors with glass inserts leading into the dining room.

Dining Room

8*9" x 8*1" (2.69m x 2.48m)

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

Kitchen

10*3" x 9*6" (3.13m x 2.90m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and a drainer, an extractor hood and a stainless steel splashback, space for a range cooker, space and plumbing for a dishwasher, an American-style fridge/freezer, a freestanding washing machine, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation, and a single composite door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, two in-built cupboards, and provides access to the first floor accommodation. Additionally, there is access to the loft.

Bedroom One

11*5" x 10*7" (3.49m x 3.23m)

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

Bedroom Two

12*7" x 11*8" (3.85m x 3.57m)

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

Bedroom Three

11*0" max x 8*7" max (3.37m max x 2.64m max)

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

Bathroom

6*6" x 6*6" (2.00m x 1.99m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, a chrome heated towel rail, tiled walls, tiled flooring, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a garden with brick-walled boundaries, a lawn, a range of plants and shrubs, a path leading to the accommodation and access to on-street parking.

Rear

To the rear of the property is an enclosed courtyard-style garden with multi-level patio areas, an outdoor tap, a brick-built outhouse, access into the single garage, fence panelled boundaries, and gated access.

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

Broadband Networks - CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 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+

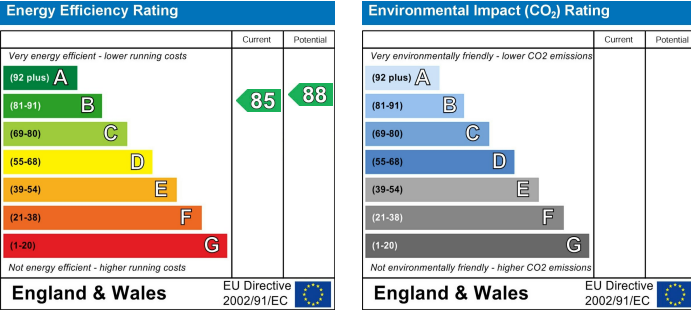
Flood Risk Area - Very low risk

Non-Standard Construction – No

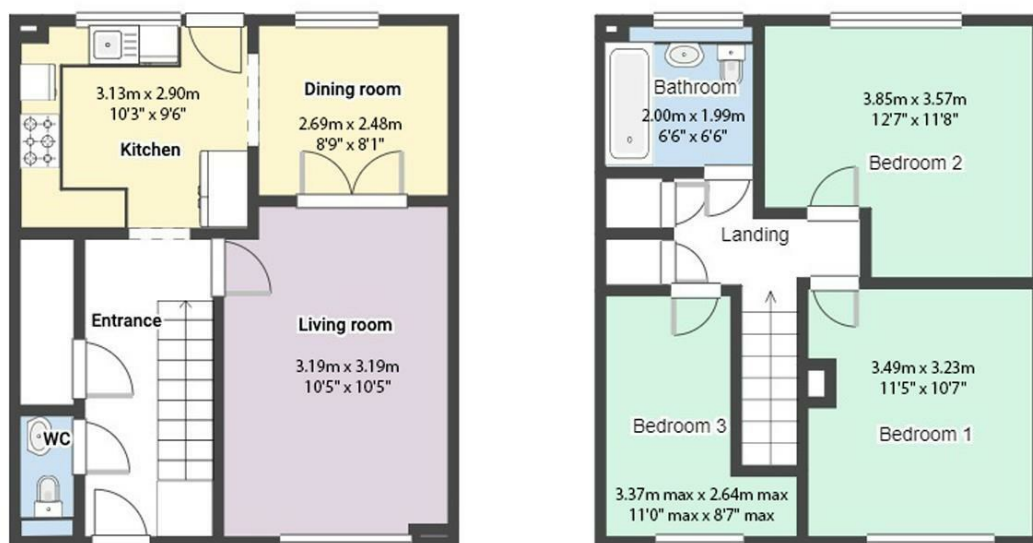
Any Legal Restrictions – No

Other Material Issues – No

The access road is not made up and adopted.



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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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