

HoldenCopley

PREPARE TO BE MOVED

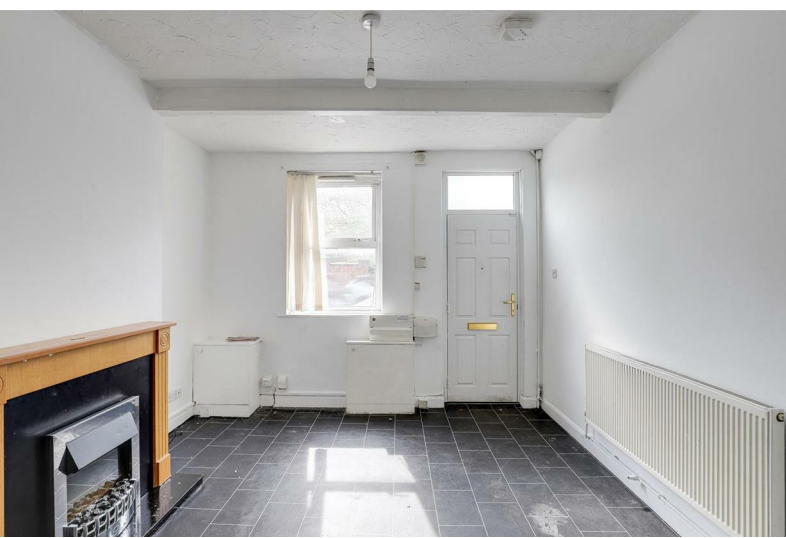
North Gate, Basford, Nottinghamshire NG7 7FT

£130,000

NO UPWARD CHAIN...

This two bedroom mid-terraced house is offered to the market with no upward chain and would be perfect for any first-time buyers or investors looking for a property in a convenient location. Situated within easy reach of local amenities, transport links including tram stops, and excellent access to the City Centre, Universities, and Hospitals. To the ground floor is a living room and a fitted kitchen. The first floor offers two double bedrooms serviced by a bathroom suite. Externally, the property benefits from on-street parking to the front, and to the rear is an enclosed courtyard.

MUST BE VIEWED



- Mid-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Courtyard
- Close To Local Amenities & Transport Links
- No Upward Chain
- Sold As Seen
- Must Be Viewed

GROUND FLOOR

Living Room

12'4" x 11'4" (3,78m x 3,46m)

The living room has a UPVC double-glazed window to the front elevation, tile-effect flooring, a radiator, exposed beams on the ceiling, a TV point, a feature fireplace with a decorative surround, fitted meter cupboards, and a single door providing access into the accommodation.

Kitchen

12'4" x 8'7" (3,78m x 2,62m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, tiled splashback, a radiator, vinyl flooring, an in-built cupboard, a UPVC double-glazed window to the rear elevation, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

5'1" max x 4'1" (1,56m max x 1,27m)

The landing has tile-effect flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

12'1" max x 11'5" (3,69m max x 3,49m)

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

Bathroom

6'10" x 5'11" (2,09m x 1,81m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, partially tiled walls, tile-effect flooring, a radiator, and an extractor fan.

Bedroom Two

11'5" max x 8'7" (3,49m max x 2,62m)

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

OUTSIDE

To the front of the property is the availability for on-street parking and to the rear is a low maintenance courtyard-style garden enclosed by a picket fence with gated access.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Good 4G / 5G coverage
Sewage - Mains Supply
Flood Defenses - No
Non-Standard Construction - No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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

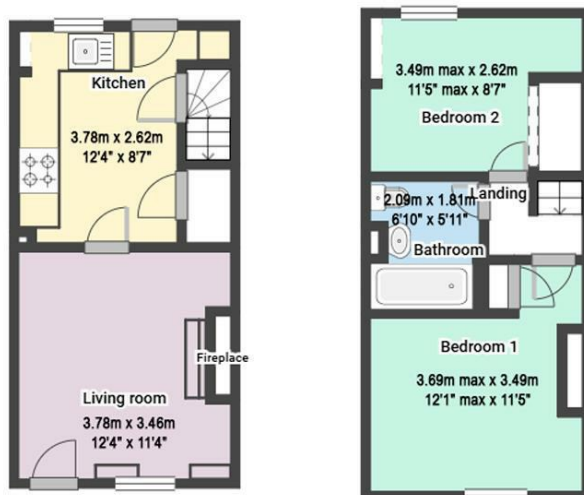
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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