

# HoldenCopley

PREPARE TO BE MOVED

Abbey Bridge, Nottingham, Nottinghamshire NG7 2NH

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£225,000



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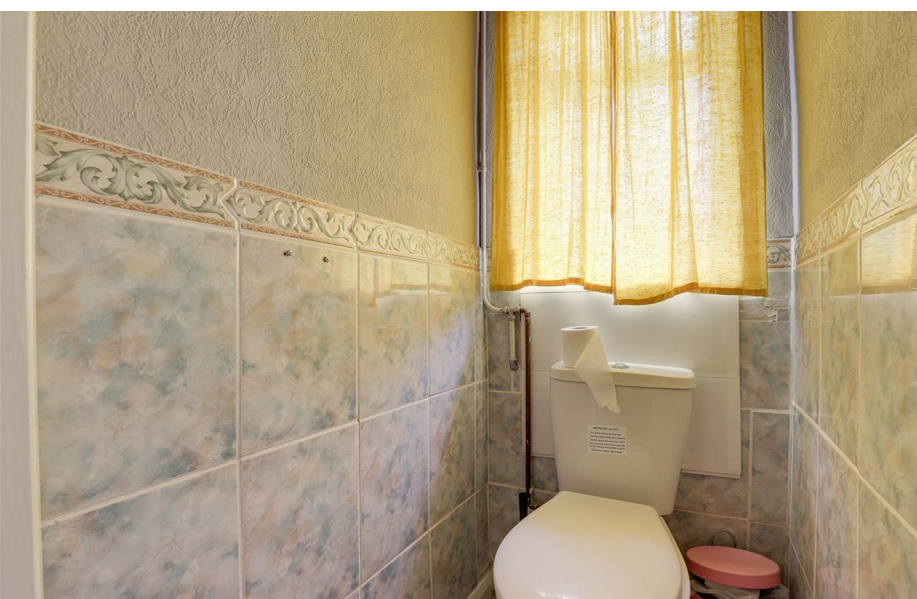
## MID TERRACED HOUSE...

Situated in a popular and well-established residential area, this mid-terraced property offers an excellent investment opportunity with tenants already in situ, making it an ideal addition to any landlord's portfolio. The accommodation briefly comprises an entrance hall leading into a spacious living room, which in turn provides access to a fitted kitchen. The kitchen enjoys direct access to the rear garden, and a rear hall leads to a convenient ground floor W/C. To the first floor, there are two well-proportioned bedrooms and a generous four-piece family bathroom suite, including a bath and separate shower. Externally, the property boasts an enclosed front garden with gravelled area and panelled fencing, while the rear garden features a decked patio seating area, security lighting, and a fence panelled boundary.

MUST BE VIEWED







- Mid Terraced House
- Two bedrooms
- Four-Piece Bathroom Suite
- Living Room
- Fitted Kitchen
- Ground floor W/C
- Enclosed Rear Garden
- Tenant In Situ
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hall

The hall has wood-effect flooring, carpeted stairs, and a door providing access into the accommodation.

Living Room

14'7" x 11'0" (4.46m x 3.36m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a dado rail, a TV point, a feature fireplace, a fitted base unit, and wood-effect flooring.

kitchen

9'4" x 11'4" (2.85m x 3.46m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, an in-built cupboard, coving to the ceiling, a radiator, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Rear Hall

The rear hall has an in-built cupboard, tiled flooring, and access to the W/C.

W/C

2'8" x 3'6" (0.83m x 1.07m)

This space has a window to the rear elevation, a low level flush W/C, partially tiled walls, and tiled flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

11'5" x 11'4" (3.50m x 3.47m)

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

Bedroom Two

12'7" x 8'0" (3.85m x 2.45m)

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

Bathroom

9'4" x 6'5" (2.85m x 1.97m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is an enclosed garden with a gravelled area, and fence panelled boundary.

Rear

To the rear of the property is an enclosed garden with security lighting, a decked patio seating area, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

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.

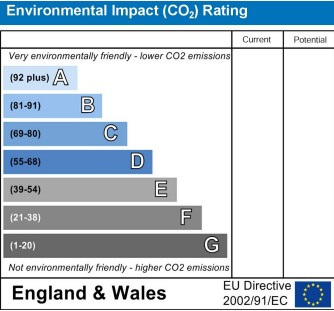
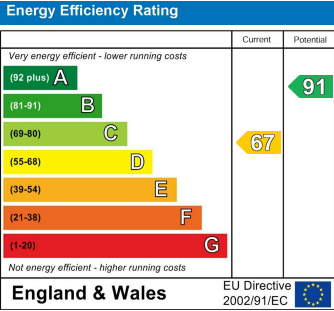
The vendor has advised the following:  
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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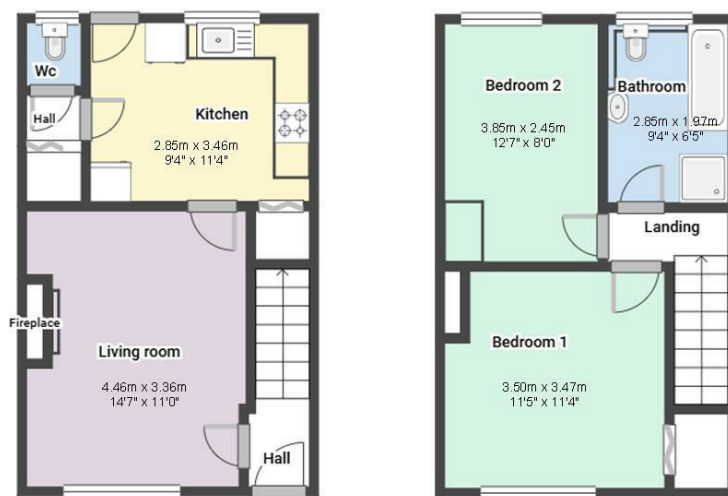
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





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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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