

# HoldenCopley

PREPARE TO BE MOVED

Ilkeston Road, Nottingham, Nottinghamshire NG7 3HE

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Guide Price £180,000

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GUIDE PRICE £180,000 - £200,000 NO UPWARD CHAIN...

Offered to the market with no upward chain, this two-bedroom mid-terraced house presents a fantastic opportunity for buyers looking to add their own personal touch. Situated in a popular location with excellent transport links into Nottingham City Centre, this property offers plenty of potential throughout and would be ideal for first-time buyers, investors, or anyone looking for a project. To the ground floor, the accommodation comprises an entrance hall, a spacious living room, a separate dining room, and a fitted kitchen with access to a large cellar ideal for storage. The first floor hosts two generously sized double bedrooms and a three-piece bathroom suite. Externally, the front of the property benefits from direct kerb access, while the rear features a low-maintenance garden, security lighting, a brick-built outbuilding, and brick wall boundaries for added privacy.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Large Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Living Room

10\*6" x 13\*7" (3.21m x 4.15m)

The living room has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Dining Room

11\*11" x 10\*10" (3.63m x 3.30m)

The dining room has a UPVC double glazed window to the rear elevation, a feature fireplace surround, a radiator, and carpeted flooring.

Kitchen

8\*10" x 9\*9" (2.69m x 2.97m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted Baxi boiler, tiled splashback, wood-effect flooring, a UPVC double glazed window to the side elevation, a UPVC door opening to the rear garden, and access to the cellar.

BASEMENT

Cellar

The cellar has ample storage, and split into three sections.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

13\*8" x 13\*10" (4.18m x 4.24m)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

11\*11" x 8\*5" (3.65m x 2.57m)

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

Bathroom

9\*9" x 8\*9" (2.97m x 2.67m)

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 with a handheld shower fixture, a radiator, partially tiled walls, and vinyl flooring

OUTSIDE

Front

The front of the property benefits from direct kerb access.

Rear

To the rear of the property is a low-maintenance garden with security lighting, access to a brick built out building, and a brick wall 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 - Some coverage of 3G & 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

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.

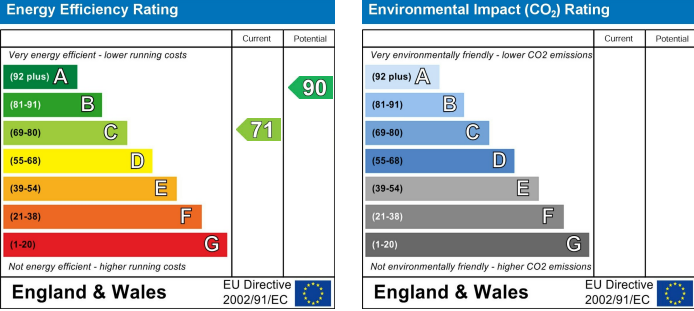
The vendor has advised the following:  
Property Tenure is Freehold

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.

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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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