

# HoldenCopley

PREPARE TO BE MOVED

Faraday Road, Lenton, Nottinghamshire NG7 2DU

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£180,000

## NO UPWARD CHAIN...

Offered to the market with no upward chain, this ready to move into two bedroom house is a perfect investment opportunity or a great home for first time buyers looking to get on the property ladder. Situated in a very convenient area, with excellent transport link to the city centre, this property offers close proximity to local amenities such as shops, parks, eateries, and the University of Nottingham Jubilee Campus. Internally, the ground floor offers a modern fitted kitchen, and a spacious living room with a cosy wall-mounted electric heater. Upstairs, there are two bedrooms serviced by a three piece bathroom suite. Externally, to the front of the property is a courtyard style front garden, meanwhile the communal parking area and garage is located to the side of the property. To the rear is a small low-maintenance rear garden with an artificial lawn and useful shed.

## MUST BE VIEWED





- Mid Terrace House
- Two Bedrooms
- Living Room With Wall-Mounted Fireplace
- Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Garage
- Communal Car Park
- No Upward Chain
- Must Be Viewed

GROUND FLOOR

Kitchen

12'3" x 7'7" (3.75m x 2.33m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and a drainer, space for a freestanding electric cooker, a concealed extractor fan, a washing machine, a fridge freezer, wood-effect flooring, a wall-mounted electric heater, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

13'3" x 12'4" (4.06m x 3.77m)

The living room has carpeted flooring and stairs, a wall-mounted electric fireplace, a wall-mounted electric heater, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

5'10" x 2'7" (1.78m x 0.81m)

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

Master Bedroom

12'4" x 9'4" (3.77m x 2.85m)

The main bedroom has carpeted flooring, an in-built storage cupboard, a wall-mounted electric heater, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'7" x 6'3" (2.63m x 1.91m)

The second bedroom has carpeted flooring, a wall-mounted electric heater, and a UPVC double-glazed window to the front elevation.

Bathroom

5'9" x 5'8" (1.76m x 1.73m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, wood effect flooring, partially tiled walls, and a wall-mounted electric heater.

OUTSIDE

Front

To the front of the property is a courtyard style garden.

Side

To the side of the property is a communal parking area and a garage.

Rear

To the rear of the property is a small garden with an artificial lawn, a gravelled area, an outdoor shed, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of Surface water flooding

Very low risk of Rivers and the sea flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

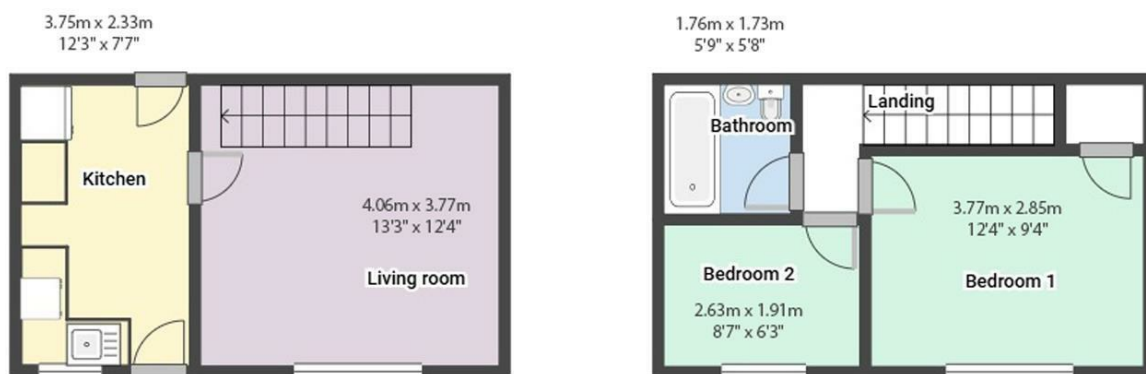
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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