

# HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, New Basford, Nottinghamshire NG7 7AH

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Guide Price £240,000 - £250,000



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## END TERRACED HOUSE...

This spacious three bedroom end terraced property beautifully blends period character with contemporary updates, offering a versatile home suited to a variety of purchasers. Ideally positioned in a convenient location, it benefits from easy access to local amenities and excellent transport links, including nearby bus and tram stops. The accommodation briefly comprises: an entrance hall leading to a living room featuring a charming square bay window and recessed chimney breast with a log burner, and a generously sized dining room also with a recessed chimney breast and log burner. The fitted kitchen provides access to the rear garden and the cellar. Upstairs, there are three well-proportioned bedrooms, a spacious three-piece bathroom suite, and a handy utility room. Externally, the property boasts direct kerb access to the front with a storm porch and gated side access to the rear garden. The tiered, enclosed rear garden offers a delightful mix of patio and gravelled areas, enclosed by a brick wall and fence-panelled boundary, with secure gated access.

## MUST BE VIEWED







- End Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'6" x 3'1" (4.44m x 0.96m)

The entrance hall has wood-effect flooring, exposed stairs, a dado rail, ceiling coving, a decorative ceiling arch, a column radiator, and a composite door providing access to the accommodation

Living Room

16'11" into bay x 13'8" (5.16m into bay x 4.17m)

The living room has a UPVC double-glazed sash square bay window to the front elevation and a UPVC double-glazed window to the side elevation, features a TV point, a recessed chimney breast alcove with a log burner, a picture rail, coving to the ceiling, a ceiling rose, and wood-effect flooring.

Dining Room

13'10" x 13'10" (4.22m x 4.24m)

The dining room has two UPVC double glazed windows to the side and rear elevation, a recessed chimney breast alcove with a log burner, a picture rail, coving to the ceiling, a ceiling rose, a column radiator, and wood-effect flooring.

Kitchen

12'4" x 10'11" (3.77m x 3.35m)

The kitchen has a range of fitted base and wall units with a solid oak worktop and breakfast bar, a composite sink and half bowl with a swan neck mixer tap, space for a range cooker, a radiator, coving to the ceiling, a picture rail, a ceiling rose, tiled splashback, tiled flooring, UPVC double-glazed windows to the side and rear elevations, a UPVC door opening to the rear garden, and access to the cellar

BASEMENT

Cellar

28'1" x 13'8" (8.58 x 4.17)

The cellar has lighting, electrics, ample space, and is split into two sections.

FIRST FLOOR

Landing

20'10" max x 5'8" (6.36m max x 1.74m)

The landing has painted floorboards, a dado rail, a picture rail, coving on the ceiling, access to the loft, and access to the first-floor accommodation

Bedroom One

13'11" max x 13'7" (4.26m max x 4.15m)

The first bedroom has a UPVC double-glazed window on the front elevation, a radiator, coving to the ceiling, a picture rail, a ceiling rose, and exposed floorboards

Bedroom Two

14'0" x 11'2" (4.27m x 3.41m)

The second bedroom has a UPVC double-glazed window on the front elevation, a radiator, coving to the ceiling, a picture rail, a recessed chimney breast alcove with a log burner, a ceiling rose, and exposed floorboards.

Bedroom Three

10'3" x 6'3" (3.14m x 1.92m)

The third bedroom has a UPVC double-glazed obscure window on the front elevation, a radiator, coving to the ceiling, a picture rail, a ceiling rose, and exposed floorboards

Bathroom

10'11" max x 6'9" (3.33m max x 2.08m)

The bathroom features two UPVC double-glazed obscure windows on the rear elevation, a low-level flush W/C, a pedestal wash basin, a freestanding clawfoot bath with central mixer taps and a handheld shower fixture, a picture rail, partially tiled walls, and exposed wooden floorboards.

Utility Room

8'9" x 3'8" (2.69m x 1.13m)

The utility room has space and plumbing for a washing machine, space for a tumble dryer, and exposed wooden floor boards.

OUTSIDE

Front

To the front of the property, there is direct kerb access, a storm porch, and gated access to the rear garden

Rear

To the rear of the property is a tiered, enclosed garden featuring a patio area, a gravelled section, a brick wall and fence-panelled boundary, and gated access

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 1800Mbps and Upload Speed 220Mbps
- 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

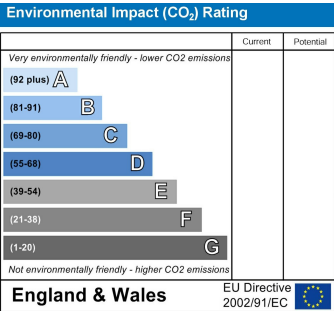
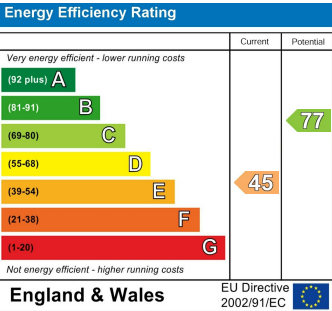
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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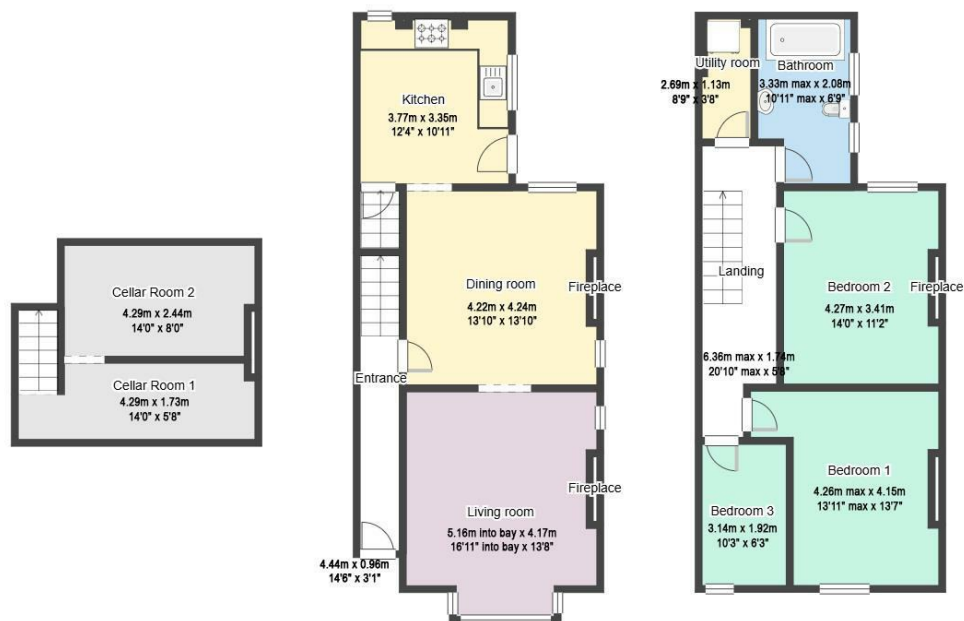
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

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