

HoldenCopley

PREPARE TO BE MOVED

Vernon Road, Basford, Nottinghamshire NG6 0AT

Guide Price £130,000 - £140,000

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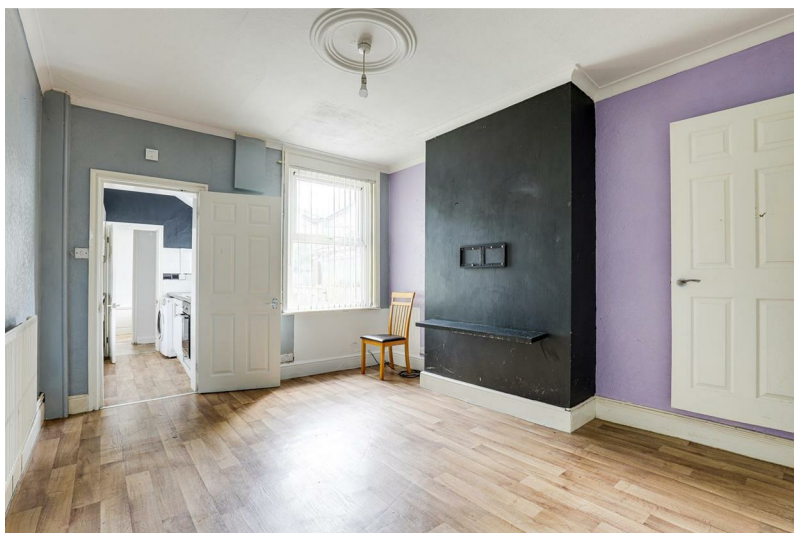


GUIDE PRICE: £130,000 - £140,000

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, there are two reception rooms, a galley-style kitchen and a three-piece bathroom suite. The first floor offers two double bedrooms. Externally, the property benefits from on-street parking to the front, and to the rear is an enclosed low maintenance garden.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen
- Ground Floor Bathroom
- Low Maintenance Garden
- No Upward Chain
- Sold as See
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Living Room

12'3" x 11'4" (3.73m x 3.45m)

The living room has wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation, and a single door providing access into the accommodation.

Hall

2'9" x 2'9" (0.84m x 0.85m)

The inner hall has wood-effect flooring and an under-stair cupboard.

Dining Room

11'4" x 13'1" (3.45m x 3.99m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and coving to the ceiling.

Kitchen

7'11" x 5'7" (2.43m x 1.71m)

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, an integrated oven with an electric hob, a freestanding washing machine, tiled splashback, wood-effect flooring, and a UPVC double-glazed window to the side elevation.

Rear Porch

6'1" x 2'7" (1.86m x 0.81m)

The rear porch has wood-effect flooring and a single UPVC door providing access to the garden.

Bathroom

5'11" x 6'8" (1.81m x 2.05m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, wood-effect flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

2'5" x 2'9" (0.76m x 0.85m)

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

Master Bedroom

12'4" x 11'5" (3.78m x 3.49m)

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

Bedroom Two

13'1" x 11'4" (4.01m x 3.46m)

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

OUTSIDE

To the front of the property is on-street parking and to the rear is an enclosed garden with fence panelling and a shed.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply

- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Very low risk
- 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.

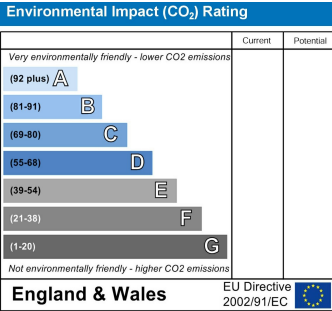
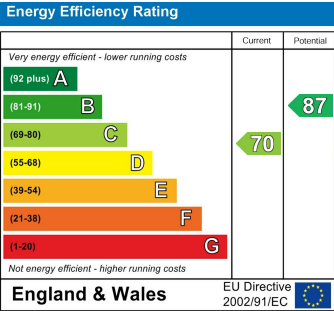
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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