

HoldenCopley

PREPARE TO BE MOVED

Byron Street, Daybrook, Nottinghamshire NG5 6BP

Guide Price £160,000 - £170,000

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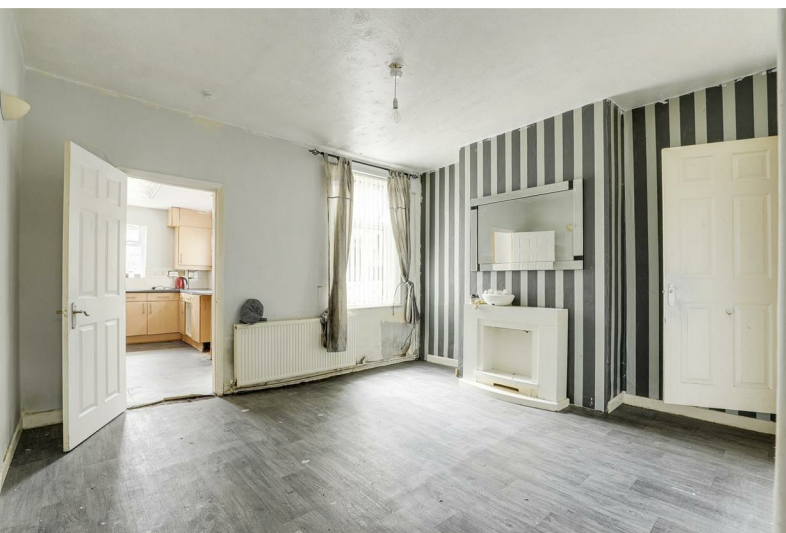


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NO UPWARD CHAIN...

This deceptively spacious three-bedroom mid-terrace house offers an exciting opportunity for first-time buyers looking to step onto the property ladder or investors seeking a renovation project with excellent potential. Situated in a popular location close to a range of local amenities including shops, great schools, and superb transport links – this property is perfectly placed for convenient everyday living. Internally, the ground floor comprises an entrance hall, a living room, a separate dining room ideal for entertaining, and a fitted kitchen with access to the rear garden. Upstairs, the first floor hosts three well-proportioned bedrooms serviced by a three-piece family bathroom. To the front of the property, there is on-street parking, while to the rear you'll find a large garden benefiting from a paved patio area, a lawn, and a garden shed – offering plenty of space for outdoor enjoyment or future landscaping potential. This property offers plenty of scope to add value, making it a smart choice for buyers looking to put their own stamp on a home in a convenient location.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom Suite
- Large Rear Garden
- Popular Location
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 11'11" (1.17m x 3.65m)

The entrance hall has wood-effect flooring, a dado rail and a single UPVC door providing access into the accommodation.

Living Room

9'5" x 12'1" (2.88m x 3.70m)

The living room has a double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard and a feature fireplace with a decorative surround.

Dining Room

12'2" x 13'4" (3.73m x 4.08m)

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

Kitchen

13'7" x 8'3" (4.16m x 2.52m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, space for a fridge-freezer, wood-effect flooring, partially tiled walls, a wall-mounted electric heater, UPVC double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

2'9" x 21'11" (0.84m x 6.70m)

The landing has exposed wooden floorboards, a radiator and provides access to the first floor accommodation.

Master Bedroom

12'0" x 13'5" (3.66m x 4.09m)

The main bedroom has a UPVC double-glazed window to the front elevation, exposed wooden floorboards and a radiator.

Bedroom Two

10'5" x 12'5" (3.18m x 3.79m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, two built-in cupboards and a radiator.

Bedroom Three

7'3" x 7'10" (2.21m x 2.41m)

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

Bathroom

4'11" x 6'1" (1.50m x 1.87m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, tile-effect flooring, a radiator, tiled walls and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with a paved patio, a lawn, a shed and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions –No

Other Material Issues – underpinned 20 years ago

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

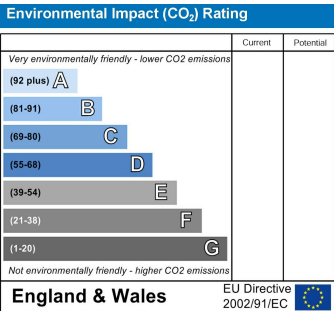
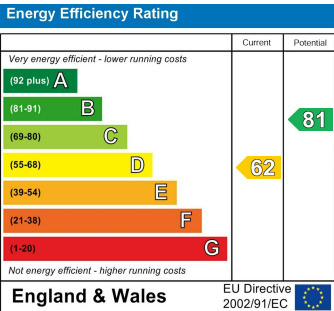
The vendor has advised the following:

Property Tenure is Freehold

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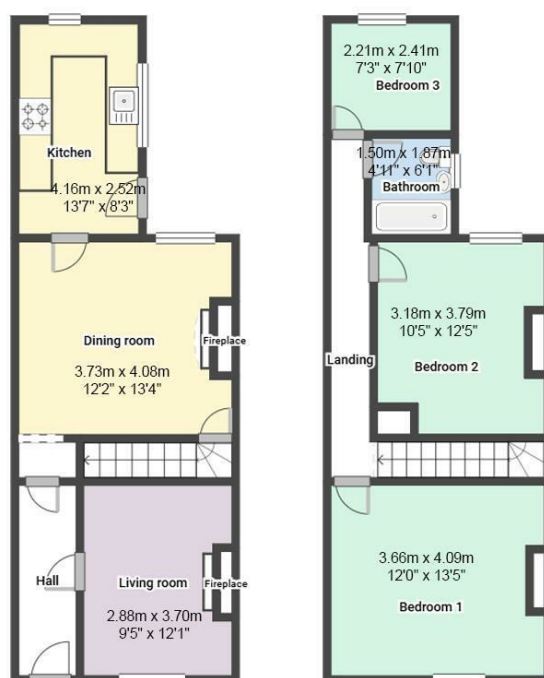
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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