

# HoldenCopley

PREPARE TO BE MOVED

Delta Street, Basford, Nottinghamshire NG7 7GJ

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Guide Price £120,000 - £130,000

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NO UPWARD CHAIN...

This two-bedroom mid-terraced house is coming to the market with no upward chain and offers plenty of potential for a range of buyers, whether you're a first-time buyer looking to get on the property ladder, an investor, or someone looking for a property you can put your own stamp on. Situated in a convenient location just a short distance from a variety of local amenities, shops, and excellent transport links including nearby tram stops, as well as easy access to Nottingham City Centre, universities, and the QMC. To the ground floor, the property offers two reception rooms, a fitted kitchen, and access down to a useful cellar. The first floor features two good-sized bedrooms serviced by a three-piece bathroom suite. Outside, there is on-street parking to the front and a low-maintenance enclosed yard to the rear.

MUST BE VIEWED TO BE FULLY APPRECIATED



- Mid-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Storage Space
- Low Maintenance Enclosed Garden
- Sold As Seen
- Must Be Viewed

GROUND FLOOR

Living Room

11'10" x 11'7" (3.61m x 3.55m)  
The living room has a UPVC double-glazed window to the front elevation, exposed floorboards, a radiator, a TV point, and a single UPVC door providing access into the accommodation.

Dining Room

15'1" max x 11'7" (4.60m max x 3.55m)  
The dining room has a UPVC double-glazed window to the rear elevation, tiled flooring, a radiator, and access to the cellar.

Kitchen

10'0" x 6'9" (3.05m x 2.07m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker and various appliances, tiled flooring, partially tiled walls, a radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

18'6" x 2'10" (5.64m x 0.88m)  
The landing has exposed floorboards, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'10" x 11'7" (3.62m x 3.55m)  
The first bedroom has a UPVC double-glazed window to the front elevation, exposed floorboards, an in-built cupboard, and a radiator.

Bedroom Two

11'10" x 8'4" (3.63m x 2.56m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, exposed floorboards, and a radiator.

Bathroom

6'10" x 6'9" (2.09m x 2.06m)  
The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a radiator, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

To the front of the property is on-street parking and to the rear is an enclosed low maintenance garden.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
Heating – Gas Central Heating  
Sewage – Mains Supply  
Flood Risk – Very low risk for surface water / Very low risk for rivers & sea  
Other Material Information - 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

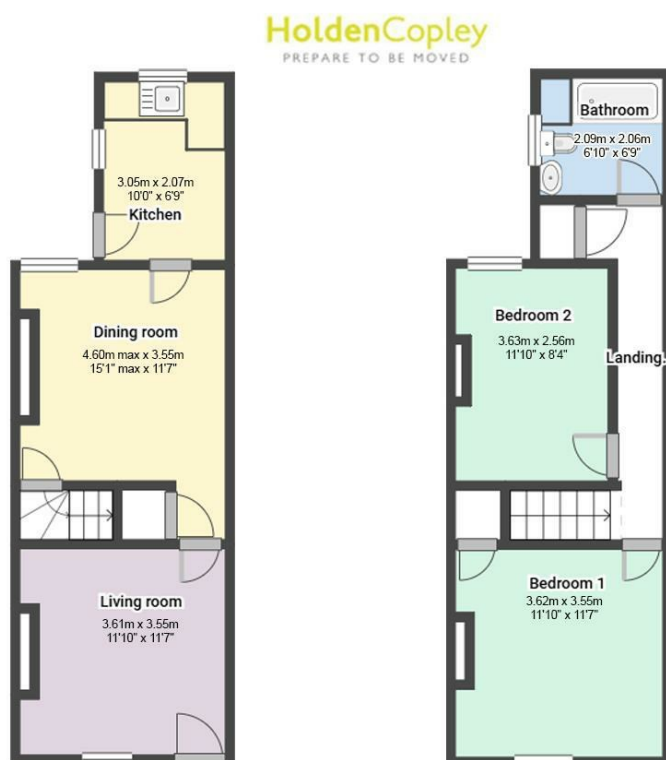
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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**0115 8969 800**

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

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**

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