

HoldenCopley

PREPARE TO BE MOVED

Stanley Road, Forest Fields, Nottinghamshire NG7 6HQ

Guide Price £130,000

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GUIDE PRICE £130,000 - £140,000

NO UPWARD CHAIN...

This two-bedroom end-terrace house is offered to the market with no upward chain, making it an ideal choice for first-time buyers or investors. Conveniently positioned close to a range of local amenities, including shops, eateries, and excellent transport links into Nottingham City Centre, the property is also just a short distance from the Forest Recreation Ground. The ground floor comprises a welcoming living room, a separate dining room, a fitted kitchen designed for everyday cooking, and a three-piece bathroom suite. The first floor offers two generously sized double bedrooms, while a cellar provides valuable storage space. Outside, there is access to on-street parking, and to the rear, a low-maintenance courtyard garden offers a private outdoor area to enjoy.

MUST BE VIEWED!





- End-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Cellar
- On-Street Parking
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

11'3" x 11'3" (3.43m x 3.43m)

The living room has carpeted flooring, a radiator, ceiling coving, a ceiling rose, a recessed chimney breast alcove with an exposed brick surround, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

11'3" x 12'2" (3.43m x 3.71m)

The dining room has carpeted flooring, a radiator, access to the cellar and a UPVC double-glazed window to the rear elevation.

Kitchen

5'8" x 12'5" (1.73m x 3.78m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a sink and a half with a drainer and a mixer tap, a wall-mounted boiler, a radiator, partially tiled walls, exposed wooden ceiling beams, tiled flooring and a UPVC double-glazed window to the side elevation.

Hall

The hall has tiled flooring and a single UPVC door providing access to the rear garden.

Bathroom

5'4" x 6'2" (1.63m x 1.88m)

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

FIRST FLOOR

Landing

2'7" x 2'9" (0.80m x 0.86m)

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

Master Bedroom

11'3" x 11'3" (3.43m x 3.43m)

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

Bedroom Two

12'3" x 11'3" (3.73m x 3.43m)

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

BASEMENT

Cellar One

5'7" x 11'3" (1.72m x 3.45m)

The cellar provides ample storage space.

Cellar Two

5'3" x 11'4" (1.61m x 3.46m)

The cellar provides ample storage space.

OUTSIDE

Front

To the front of the property is access to on-street parking and shared gated access to the rear.

Rear

To the rear of the property is an enclosed courtyard style garden with a concrete patio, shrubs and fence panelling boundaries surround.

DISCLAIMER

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

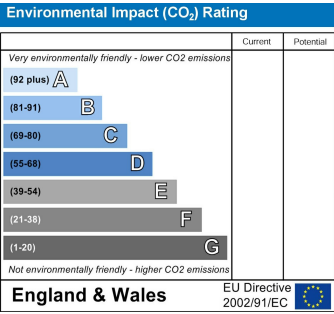
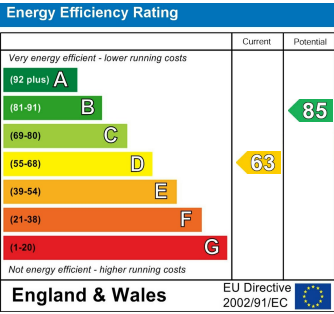
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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



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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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