

HoldenCopley

PREPARE TO BE MOVED

Glentworth Road, Radford, Nottinghamshire NG7 5PL

Guide Price £145,000 - £155,000

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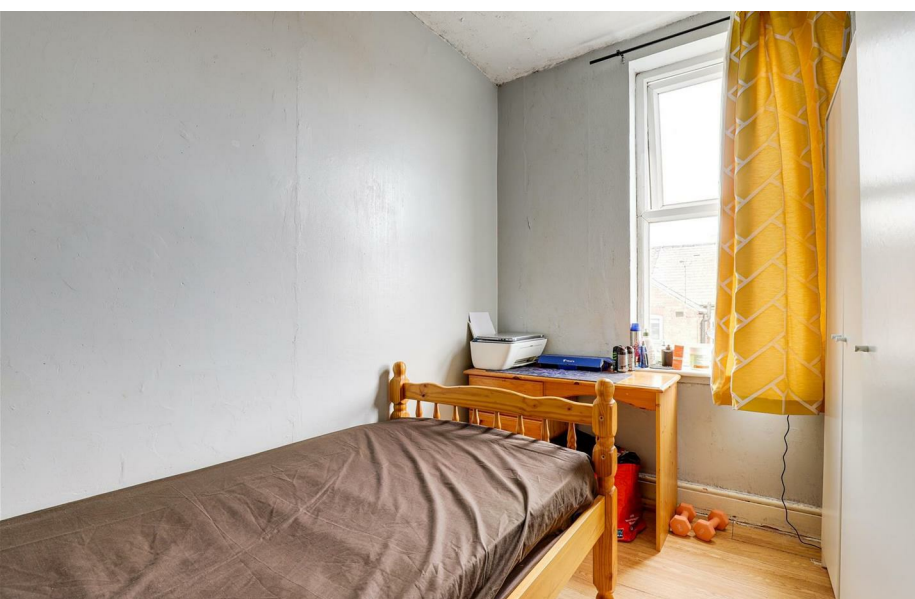
GUIDE PRICE £145,000 - £155,000

IDEAL FOR FIRST TIME BUYERS...

This three-bedroom mid-terrace house offers deceptively spacious accommodation and would be an excellent purchase for first-time buyers looking to get on the property ladder, or investors seeking to expand their portfolio. The property is situated in a well-connected location, within close proximity to a range of local shops, excellent transport links, and great schools, making it a convenient place to live. To the ground floor, the property comprises an entrance hall, a living room, a separate dining room, and a fitted kitchen with ample storage and worktop space. The first floor offers three well-proportioned bedrooms, a three-piece bathroom suite, and access to a boarded loft, ideal for additional storage or potential conversion. Outside, the property offers on-street parking to the front, while to the rear, there is a low-maintenance courtyard-style garden, perfect for enjoying the warmer months without the upkeep.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Well appointed Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- New Boiler
- Well-Connected Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'6" x 2'10" (3.53m x 0.87m)

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

Living Room

11'6" x 9'0" (3.53m x 2.75m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a built-in cupboard and a radiator.

Dining Room

12'2" x 12'1" (3.73m x 3.70m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround and a built-in cupboard with shelving.

Kitchen

7'2" x 9'11" (2.20m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, wood-effect flooring, partially tiled walls, a wall-mounted boiler, a UPVC double-glazed window to the side elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

15'4" x 2'7" (4.68m x 0.79m)

The landing has carpeted flooring, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

12'1", x 11'7" (3.69, x 3.54m)

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

Bedroom Two

9'2" x 9'2" (2.81m x 2.81m)

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

Bedroom Three

9'9" x 7'3" (2.99m x 2.21m)

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

Bathroom

4'7" x 9'1" (1.42m x 2.79m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, a radiator, partially tiled walls and an extractor fan.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a courtyard garden with a brick built outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 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 – No

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.

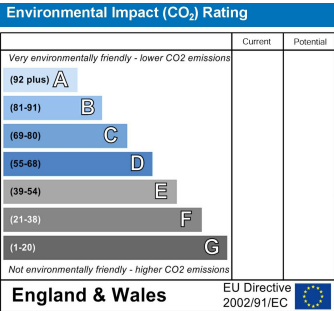
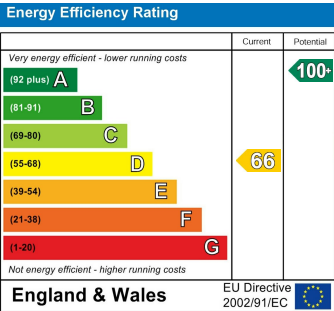
The vendor has advised the following:

Property Tenure is Freehold

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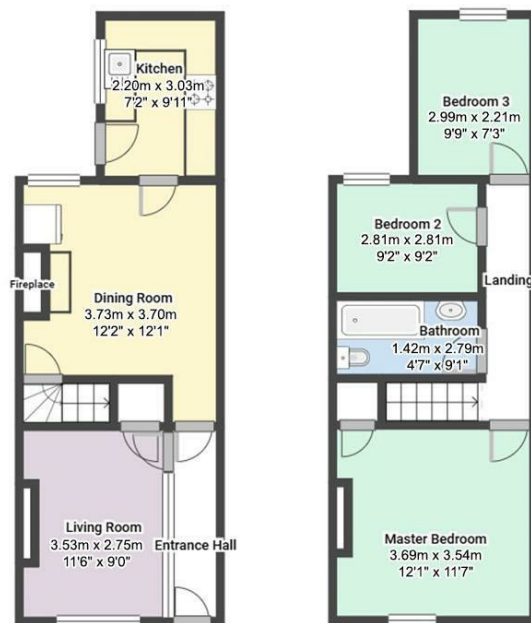
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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