

HoldenCopley

PREPARE TO BE MOVED

Goodliffe Street, Forest Fields, Nottinghamshire NG7 6FZ

Guide Price £150,000 - £185,000

Goodliffe Street, Forest Fields, Nottinghamshire NG7 6FZ



GUIDE PRICE £150,000 - £160,000

NO UPWARD CHAIN...

This three-bedroom end-terraced home is an excellent opportunity for first-time buyers or investors looking to add to their portfolio. Spanning across three floors and coming to the market with no upward chain, the property offers great potential throughout and is ready for someone to make it their own. Ideally located within easy reach of a variety of shops, local amenities and excellent transport links, including bus and tram stops just moments away — it's a perfect spot for those needing to commute or wanting everything close by. To the ground floor, there's a bay-fronted living room with a charming feature fireplace, a separate dining room, a fitted kitchen, and a three-piece bathroom suite accessed via the rear porch. On the first floor, you'll find two generously sized double bedrooms, with a further double bedroom located on the top floor. Outside, the property benefits from a tiled courtyard to the front, along with gated access to a low-maintenance rear garden, enclosed with a combination of fence panels and brick walls for added privacy.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom
- Enclosed Rear Garden
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

12'10" x 12'0" (3.93m x 3.67m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, a feature fireplace, fitted base units, a radiator, coving to the ceiling, and carpeted flooring.

Dining Room

12'1" x 11'3" (3.69m x 3.43m)

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

Kitchen

6'6" x 10'2" (1.99m x 3.12m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, vinyl flooring, and a UPVC double glazed window to the side elevation.

Rear Lobby

4'3" x 2'11" (1.30m x 0.89m)

The rear porch has vinyl flooring, an in-built cupboard housing a combi boiler also space and plumbing for a washing machine, and a UPVC double glazed door opening to the side elevation.

Bathroom

6'6" x 5'7" (1.99m x 1.71m)

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

FIRST FLOOR

Landing

2'7" x 2'8" (0.79m x 0.82m)

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

Master Bedroom

11'4" x 12'0" (3.47m x 3.68m)

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

Bedroom Two

11'11" x 10'11" (3.65m x 3.33m)

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

SECOND FLOOR

Bedroom Three

11'10" x 12'9" (3.62m x 3.89m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a tiled courtyard, and gated access to the rear garden.

Rear

To the rear of the property is a small courtyard, and a fence panelled and brick wall boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

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.

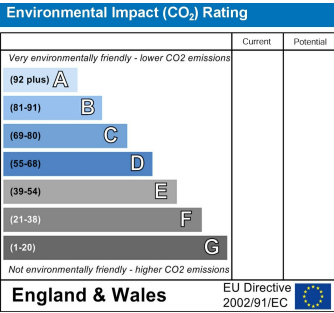
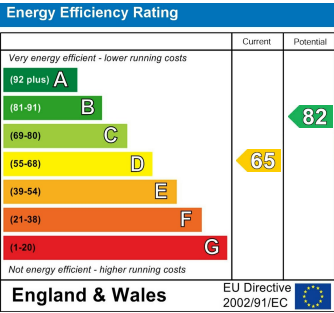
The vendor has advised the following:

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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