

# HoldenCopley

PREPARE TO BE MOVED

Church Drive, Carrington, Nottinghamshire NG5 2BA

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Guide Price £250,000 - £280,000

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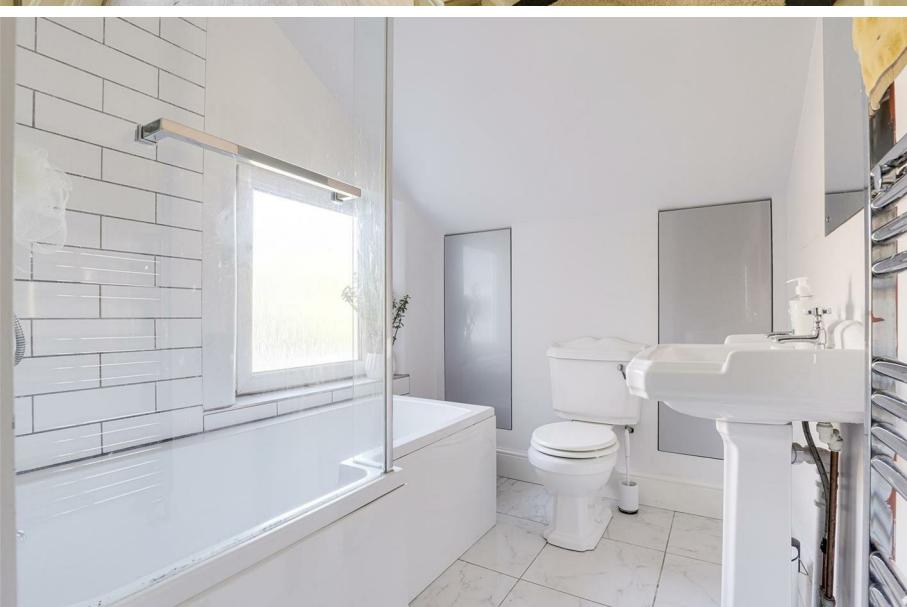
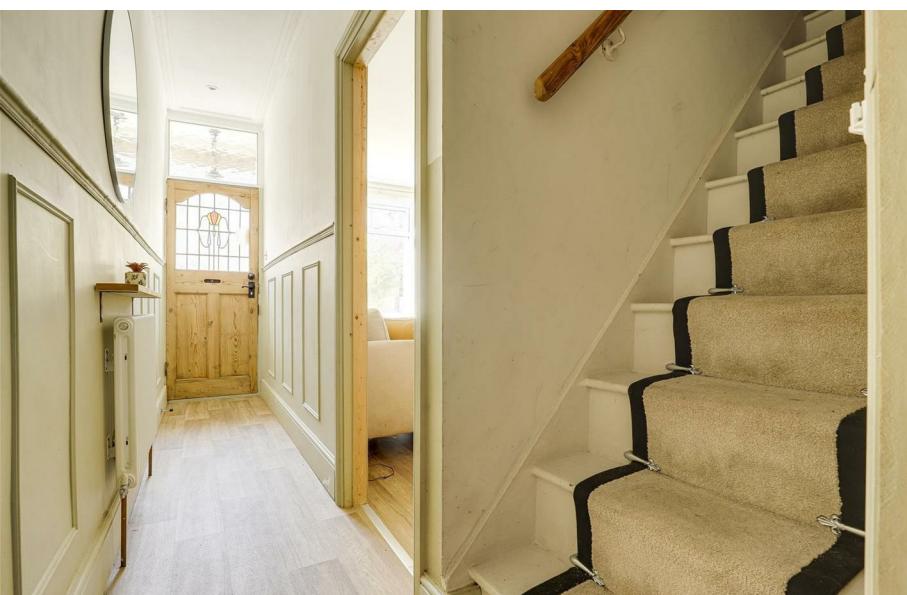
GUIDE PRICE £250,000 - £265,000

WELL-PRESENTED THROUGHOUT...

Located in the heart of Carrington, this Victorian mid-terraced house offers the perfect blend of character and convenience. Surrounded by a wide range of local amenities, including shops, well-regarded restaurants, schools and excellent transport links into Nottingham City Centre, the location is ideal for both professionals and families. The property opens into an entrance hall leading to a spacious bay-fronted lounge with an original feature fireplace. To the rear, there's a well-proportioned kitchen diner with access to the garden. On the first floor, you'll find two double bedrooms and a modern three-piece bathroom. A third double bedroom is located on the second floor, along with a large storage room that offers excellent flexibility with the potential to be converted into a fourth bedroom, home office, dressing room, or hobby space, depending on your needs. Outside, the front of the property features a small courtyard. The rear garden is enclosed and designed for low maintenance, with a mix of patio and gravelled areas, perfect for outdoor seating and entertaining.

MUST BE VIEWED!





- Mid Terraced House
- Three Bedrooms & Potential For Fourth Bedroom
- Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Well-Presented Throughout
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'8" x 2'8" (4.49m x 0.82m)

The entrance hall has wood-effect flooring, a column radiator, coving to the ceiling, recessed spotlights, and a door with a stained glass obscure window providing access into the accommodation.

### Living Room

10'0" x 16'0" (3.05m x 4.89m)

The living room has a UPVC double glazed bay window to the front elevation a column radiator, an original feature fireplace housing a log burner, a TV point, a picture rail, coving to the ceiling, a ceiling rose, and wood-effect flooring.

### Kitchen/Diner

12'11" x 27'4" (3.94m x 8.35m)

The kitchen/diner has a range of fitted base units with solid oak worktops, a Belfast sink with mixer taps, an integrated oven, gas ring hob and extractor fan, an integrated dishwasher, space for a dining table, a Vertical radiator along with a radiator, recessed spotlights, wood-effect flooring, three UPVC double glazed window to the side and rear elevation, a UPVC door opening to the rear garden, and access to the cellar.

## BASEMENT

### Cellar

20'11" x 13'1" (6.40m x 3.99m)

The cellar has ample storage.

## FIRST FLOOR

### Landing

5'4" x 13'5" (1.63m x 4.10m)

The landing has carpeted flooring, a radiator, recessed spotlights, and access to the first floor accommodation.

### Bedroom Two

13'5" x 13'11" (4.11m x 4.25m)

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

### Bedroom Three

10'7" x 11'5" (3.24m x 3.49m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, an original feature fireplace, and carpeted flooring.

### Bathroom

7'4" x 6'7" (2.26m x 2.03m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture with a shower screen, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## SECOND FLOOR

### Bedroom One

13'3" x 14'0" (4.05m x 4.28m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an original feature fireplace, coving to the ceiling, an in-built cupboard, and carpeted flooring.

## OUTSIDE

### Front

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

### Rear

To the rear of the property is an enclosed garden with a patio area, a gravelled area, a further patio seating area, and a fence panelled 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 B

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

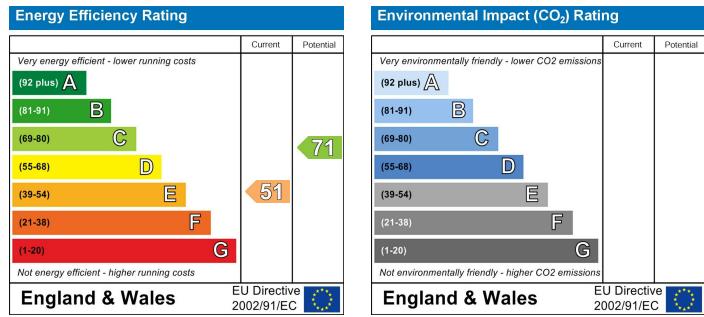
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

## Roof storage space

14'9" x 14'5" (4.50m x 4.40m)



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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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