

HoldenCopley

PREPARE TO BE MOVED

Eland Street, New Basford, Nottinghamshire NG7 7DZ

Guide Price £140,000 - £150,000

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NO UPWARD CHAIN...

This two-bedroom mid-terraced house is offered to the market with no upward chain, making it an ideal opportunity for first-time buyers or investors looking for a buy-to-let property. Conveniently positioned within walking distance of a range of local amenities, shops, and excellent transport links – including nearby tram stops – the location is both practical and well-connected. The accommodation is set across three floors. On the ground floor there is a well-proportioned living room and a fitted kitchen with access down to the cellar, providing useful storage space. To the first floor there are two bedrooms along with a three-piece bathroom suite. A staircase leads to the second-floor attic room, which offers further versatility and could be used as an additional bedroom, office, or hobby space. Externally, the property benefits from a low-maintenance front garden and on-street parking. To the rear, there is an enclosed garden with a patio area and fenced boundaries, creating a private and easily maintained outdoor space.

MUST BE VIEWED



- Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Attic Room
- Cellar
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed

GROUND FLOOR

Living Room
11'4" x 12'4" (3.46m x 3.77m)
The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, coving to the ceiling, recessed spotlights, and a carpeted flooring.

Hallway
The hallway has wood-effect flooring, a fitted base unit, access to the cellar, and access into the kitchen.

Kitchen
12'4" x 12'5" (3.77m x 3.79m)
The kitchen has a range of fitted wall and base units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, a gas ring hob and extractor hood, space and plumbing for a washing machine, space for an under-counter fridge freezer, space for a dining table, a radiator, coving to the ceiling, recessed spotlights, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a door opening to the rear garden.

BASEMENT

Cellar
16'2" x 12'6" (4.94m x 3.82m)
The cellar is split into two sections, and ample storage.

FIRST FLOOR

Landing
8'2" x 2'8" (2.50m x 0.82m)
The landing has carpeted flooring, an in-built cupboard, access to the first floor accommodation.

Bedroom One
11'6" x 12'7" (3.52m x 3.84m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two
7'0" x 11'11" (2.14m x 3.64m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom
7'11" x 5'1" (2.43m x 1.55m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an extractor fan, recessed spotlights, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Attic Room
12'7" x 12'5" (3.84m x 3.80m)
The attic has a Velux window, eaves storage, a radiator, recessed spotlights, and carpeted flooring.

OUTSIDE

Front
To the front of the property is a low-maintenance garden, and on street parking.

Rear
To the rear of the property is an enclosed low-maintenance garden, a patio 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 1000Mbps and Upload Speed 100Mbps
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



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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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