

# HoldenCopley

PREPARE TO BE MOVED

Eland Street, New Basford, Nottinghamshire NG7 7DZ

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£175,000



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## IDEAL FOR FIRST TIME BUYERS...

This well-presented three-bedroom end-terraced home offers deceptively spacious accommodation and is perfect for any first-time buyer looking to step onto the property ladder with a home that's ready to move straight into. Situated in a convenient location, the property is within close proximity to a wide range of local amenities, excellent transport links, and great schools, making it ideal for couples or young families alike. To the ground floor, the accommodation comprises a welcoming living room, a separate dining room perfect for entertaining, and a modern fitted kitchen. There is also access to a useful cellar, offering additional storage or potential for conversion. The first floor hosts two generously sized double bedrooms along with a contemporary shower room, while the second floor benefits from a further spacious double bedroom, providing flexibility for a guest room, home office, or dressing area. Outside, the property offers on-street parking to the front, and to the rear is a private, low-maintenance garden — ideal for enjoying the warmer months with minimal upkeep.

## MUST BE VIEWED







- End-Terrace House
- Three Double Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms
- Stylish Three Piece Shower Room
- Practical Cellar Space
- Private Low Maintenance Garden
- Well Presented Throughout
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Living Room

12\*7" x 11\*4" (3.86m x 3.46m)

The living room has a UPVC double-glazed window to the front elevation, an entrance mat, carpeted flooring, a decorative surround, a radiator and a single composite door providing access into the accommodation.

Lobby

4\*7" x 2\*7" (1.41m x 0.81m)

The lobby has wood-effect flooring and provides access down to the cellar.

Dining Room

12\*7" x 11\*4" (3.85m x 3.46m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a decorative surround, a radiator and a wall-mounted boiler.

Kitchen

9\*4" x 5\*8" (2.86m x 1.74m)

The kitchen has a range of gloss base and wall units with worktops and a tiled splashback, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer, space for a fridge-freezer, space and plumbing for a washing machine, wood-effect flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

BASEMENT

Cellar

12\*7" x 11\*5" (3.85m x 3.49m)

The cellar has lighting.

FIRST FLOOR

Landing

8\*0" x 2\*7" (2.44m x 0.79m)

The landing has carpeted flooring, a built-in cupboard and provides access to the first floor accommodation.

Bedroom Two

12\*8" max x 11\*4" (3.87m max x 3.46m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a recessed chimney breast alcove.

Bedroom Three

11\*11" x 7\*2" (3.64m x 2.20m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a traditional cast iron insert fireplace with a white wooden surround.

Shower Room

7\*10" x 4\*11" (2.39m x 1.51m)

The shower room has a low level flush W/C, a wall-mounted wash basin, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

20\*8" max x 12\*7" (6.31m max x 3.85m)

The main bedroom has a roof light, a UPVC double-glazed obscure window to the side elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front is a garden with a mature tree, on street parking and a single iron gate providing rear access.

Rear

To the rear is a private low maintenance garden with fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - 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

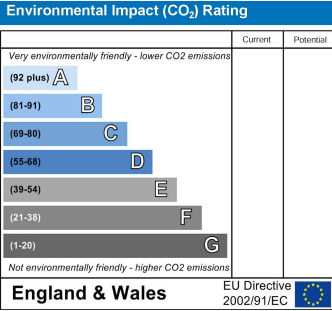
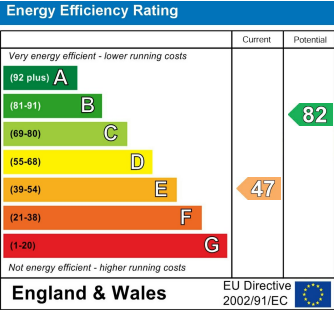
Council Tax Band Rating - Gedling Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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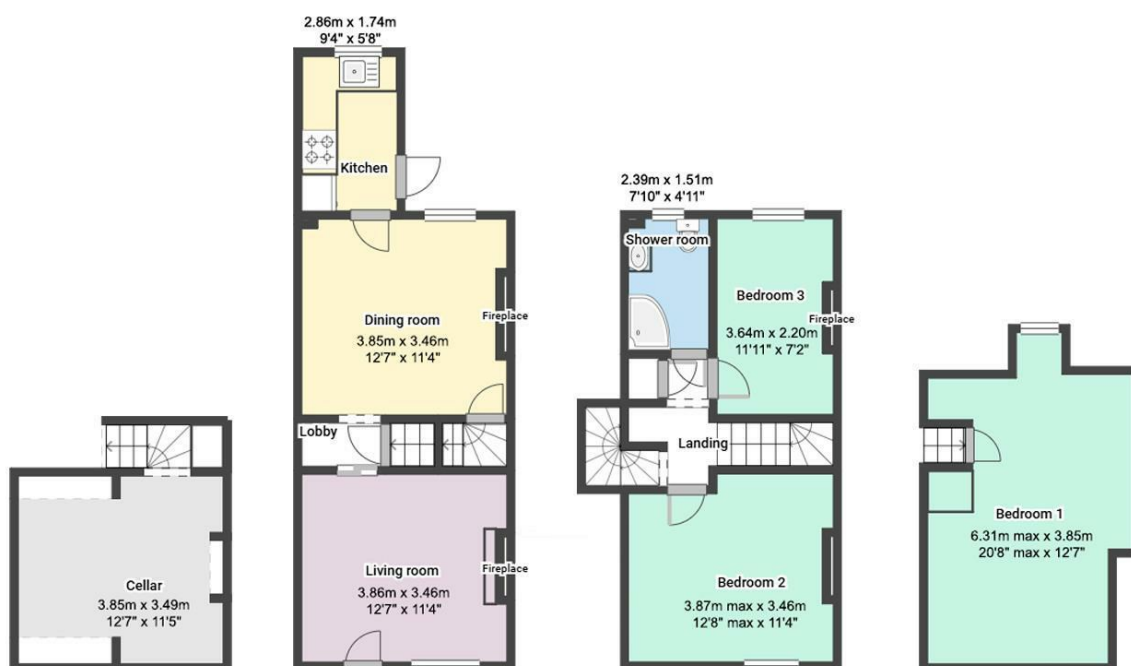
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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