

HoldenCopley

PREPARE TO BE MOVED

Eland Street, New Basford, Nottinghamshire NG7 7DZ

£175,000

Eland Street, New Basford, Nottinghamshire NG7 7DZ

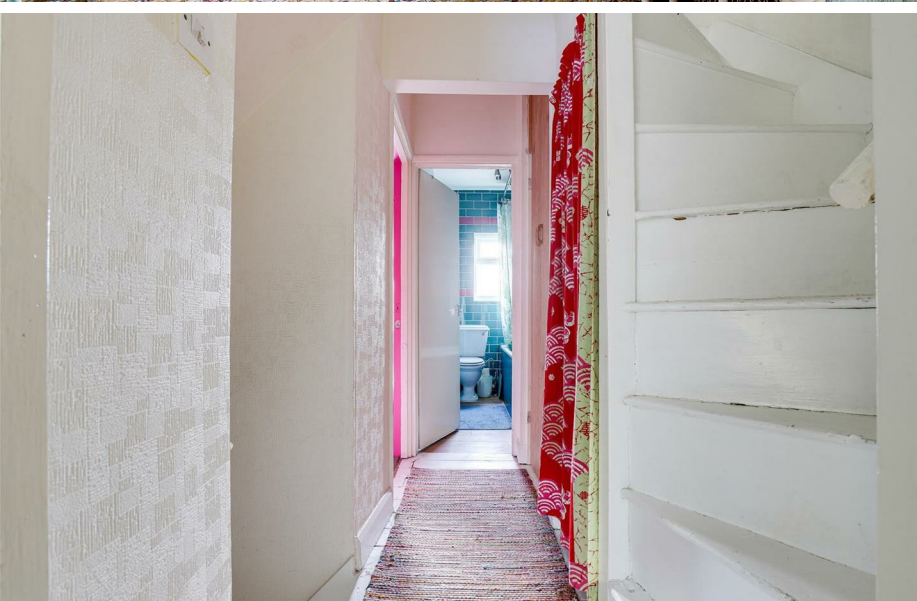


MID TERRACED FAMILY HOME...

This mid-terraced house presents an excellent opportunity for first-time buyers or investors seeking a buy-to-let property. It is conveniently located within walking distance of a variety of local amenities, shops, and well-connected transport links, including nearby tram stops, making it both practical and easily accessible. The property is arranged over three floors. On the ground floor, there is a welcoming living room that leads into a spacious dining area, which in turn provides access to the cellar. The kitchen is fitted with a central island and features French doors that open out onto the rear garden, creating a bright and inviting space for both cooking and entertaining. The first floor comprises two comfortable bedrooms and a three-piece bathroom suite, while the second floor offers a further double bedroom, providing flexible accommodation. Outside, the front of the property boasts a planted area filled with a variety of shrubs, bushes, and other plants, adding to its charm. At the rear, there is an enclosed, low-maintenance garden with a shed, all bordered by fence panels, offering a private and secure outdoor space.

MUST BE VIEWED





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





GROUND FLOOR

Living Room

12*5" x 11*4" (3.80m x 3.47m)

The loving room has a UPVC double glazed windows to the front elevation, a feature fireplace, a radiator, solid oak flooring, and a door providing access into the accommodation.

Dining Room

11*10" x 12*5" (3.62m x 3.79m)

The dining room has a feature fireplace, a radiator, solid oak flooring, access to the cellar, and access into the kitchen.

Kitchen

9*1" x 11*3" (2.78m x 3.43m)

The wren kitchen has a range of fitted base and wall units with granite worktops and a central island, an under-mounted sin with a swan neck mixer tap, an integrated double oven, a gas ring hob, and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for a washing machine, two Velux windows, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

BASEMENT

Cellar

The cellar has ample storage, lighting, and split into two sections.

FIRST FLOOR

Landing

2*6" x 8*2" (0.78m x 2.50m)

The landing has painted stairs, an in-built cupboard, and access to the first floor accommodation.

Master Bedroom

12*6" x 11*5" (3.82m x 3.48m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and painted floor boards.

Bedroom Two

11*10" x 7*2" (3.63m x 2.20m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a wall-mounted boiler and carpeted flooring.

Bathroom

7*6" x 4*9" (2.31m x 1.47m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, an wood-effect flooring.

SECOND FLOOR

Bedroom Three

10*10" x 12*7" (3.31m x 3.84m)

The third bedroom has a a Velux window, a radiator, and painted floor boards.

OUTSIDE

Front

To the front of the property is a planted area with various planted shrubs, bushes and plants.

Rear

To the rear of the property is an enclosed low-maintenance garden with a shed, 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 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.

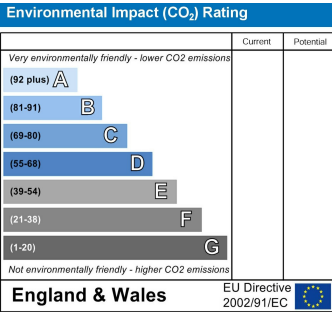
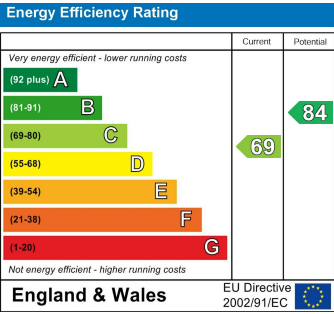
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk