

HoldenCopley

PREPARE TO BE MOVED

Brushfield Street, Radford, Nottinghamshire NG7 5LJ

Guide Price £140,000 - £150,000

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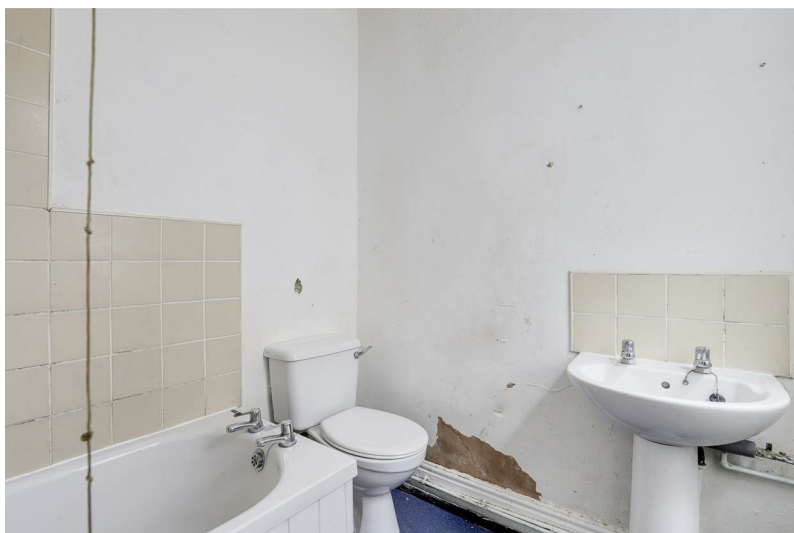


GUIDE PRICE: £140,000 - £150,000

NO UPWARD CHAIN...

This three bedroom mid-terraced house would be the ideal starter home or as an investment, as it offers plenty of space and potential throughout whilst being offered to the market with no upward chain. Situated in a well-connected location with transport links including tram services just a stone's throw away, as well as easy access into the City Centre and surrounding areas, local amenities, and schools closeby. Internally, to the ground floor is a living room following by a fitted kitchen diner, a rear lobby, and a three-piece bathroom suite. Upstairs, the first floor comprises three good-sized bedrooms. Outside to the front is residential on-street permit parking and to the rear is a private enclosed low maintenance garden.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Ground Floor Bathroom
- UPVC Double-Glazing Throughout
- On-Street Permit Parking
- Low Maintenance Courtyard
- Convenient Transport Links
- Sold As Seen





GROUND FLOOR

Living Room

13'9" into bay x 10'11" (4.20m into bay x 3.33m)
The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and a single composite door providing access into the accommodation.

Kitchen

14'11" max x 10'11" (4.55m max x 3.33m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a cooker, space for a fridge freezer, partially tiled walls, vinyl flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Lobby

4'0" x 3'4" (1.24m x 1.04m)
The lobby has vinyl flooring and a single composite door providing access to the garden.

Bathroom

7'10" max x 6'6" (2.41m max x 2.00m)
The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, a radiator, vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

12'3" x 2'7" (3.74m x 0.81m)
The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Bedroom One

11'11" x 10'0" (3.64m x 3.05m)
The first bedroom has two UPVC double-glazed windows to the front elevation, wood-effect flooring, two in-built wardrobes, and a radiator.

Bedroom Two

11'10" x 7'10" (3.63m x 2.39m)
The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, an in-built cupboard, and a radiator.

Bedroom Three

11'8" max x 6'7" (3.56m max x 2.02m)
The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and an in-built cupboard.

OUTSIDE

To the front of the property is on-street permit parking and to the rear is a low maintenance courtyard.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk Area - Very low risk
- Non-Standard Construction – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

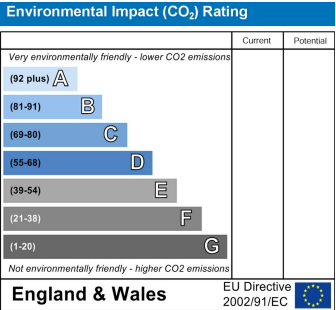
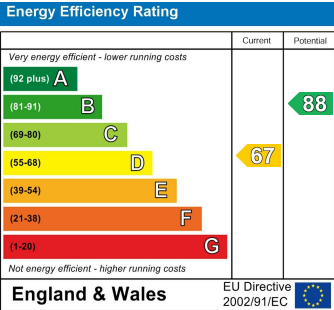
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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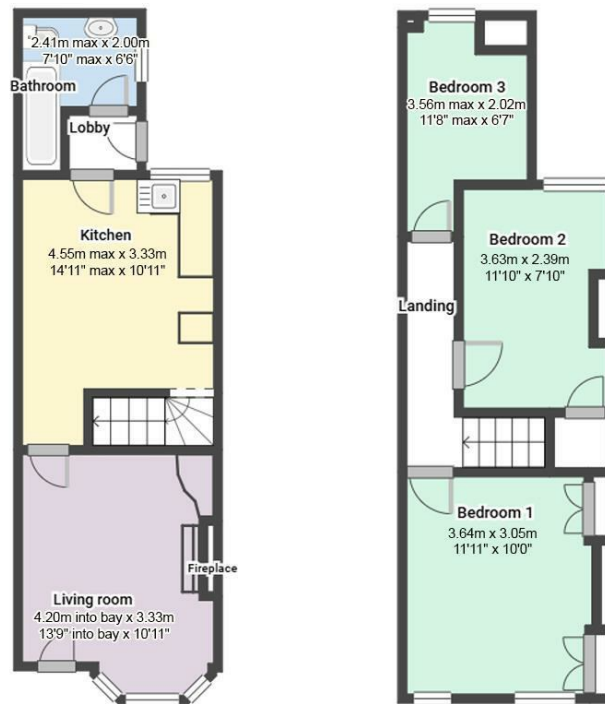
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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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