

# HoldenCopley

PREPARE TO BE MOVED

Emperor Close, Carrington, Nottinghamshire NG5 1QR

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Guide Price £180,000

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GUIDE PRICE - £180,000 - £190,000

IDEAL FOR FIRST TIME BUYERS...

Situated in the popular and convenient location of Carrington, this mid-terrace two-bedroom property is located in a large cul-de-sac ideal for a range of buyers, from first time buyers looking to get on the property ladder, to investors looking for a well-placed opportunity to upgrade their portfolio. Located within close proximity to a range of local amenities such as shops, schools, eateries, and parks, as well as excellent transport links. With an array of open green spaces, the property provides a safe environment for children. Internally, the ground floor of the home features a living room, a kitchen/diner, and a ground floor W/C. Upstairs, the first floor boasts two double bedrooms, one with a built-in storage cupboard, serviced by a three piece bathroom suite. Externally, the front of the property offers a driveway for off-street parking, and a gravelled area. The private enclosed rear garden is south facing and offers a paved patio seating area, and lawned areas, with gated access.

MUST BE VIEWED





- Mid Terrace House
- Two Bedrooms
- Living Room
- Kitchen/Diner
- Three Piece Bathroom Suite
- Ground Floor W/C
- South Facing Garden
- Off-Street Parking
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'11" x 3'11" (2.77m x 1.20m )

The entrance hall has wood-effect flooring, carpeted flooring, a radiator, and a single composite door providing access into the accommodation.

W/C

4'11" x 2'9" (1.50m x 0.86m )

This space has a low level flush W/C, a pedestal wash basin with a mixer tap and a splashback, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Living Room

13'8" x 12'7" (max) (4.19m x 3.86m (max))

The living room has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

12'7" x 9'3" (3.85m x 2.83m )

The kitchen/diner has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated oven and gas hob with a concealed extractor fan, wood-effect flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation, and a single composite door leading out to the rear garden.

FIRST FLOOR

Landing

9'3" x 6'2" (2.82m x 1.88m )

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

9'7" x 9'4" (max) (2.94m x 2.87m (max))

The main bedroom has carpeted flooring, a built-in storage cupboard, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

12'8" x 8'3" (3.87m x 2.53m)

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

Bathroom

6'4" x 6'2" (max) (1.95m x 1.90m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap and drainer, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, and a gravelled area.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, and fence panelled boundaries with gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – 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 and some 5G

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 - 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.

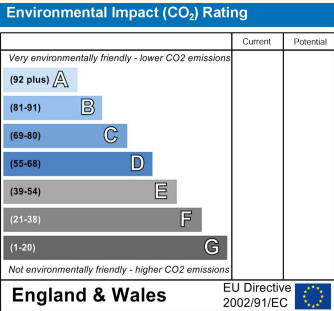
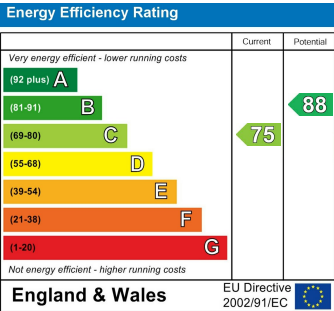
The vendor has advised the following:

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 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.

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.



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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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