

HoldenCopley

PREPARE TO BE MOVED

Cleveland Close, Radford, Nottinghamshire NG7 3BU

Guide Price £150,000 - £160,000

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IDEAL FOR FIRST TIME BUYERS OR INVESTORS...

This three-bedroom mid-terrace property is beautifully presented throughout and offers spacious accommodation across three floors, making it the perfect purchase for first-time buyers or growing families. Situated in a well-connected location, the property benefits from excellent transport links into the City Centre, close proximity to local amenities, schools, and easy access to the M1 and surrounding areas. Upon entering, you are greeted by an entrance hall leading into a spacious fitted kitchen complete with a range of units and ample space for dining. The first floor hosts a versatile reception room, which can also be used as a fourth bedroom if desired, along with a further bedroom and a shower suite. The upper floor boasts a generous master bedroom, an additional double bedroom, and a well-appointed three-piece bathroom suite. Externally, the property benefits from off-street parking to the front.

MUST BE VIEWED





- Mid Terrace Home
- Three Bedrooms
- Reception Room
- Spacious Fitted Kitchen
- Three Storeys
- Two Bathroom Suites
- Off-Street Parking
- Well-Connected Location
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'1" x 5'7" (2.18m x 1.71m)

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

Kitchen

15'2" x 10'10" (4.63m x 3.31m)

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, an integrated oven and gas hob with a stainless steel extractor fan, space and plumbing for a washing machine, space for an undercounter fridge freezer, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, a wall-mounted combi boiler, a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

8'6" x 2'9" (2.61m x 0.84m)

The landing has wood-effect flooring, carpeted stairs, a radiator, and access to the first floor accommodation.

Living Room/Potential Bedroom

14'8" x 10'11" (4.49m x 3.35m)

This versatile space can be used as a bedroom or living room. This space has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

13'0" max x 10'11" (3.97m max x 3.35m)

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

Shower Room

6'7" x 5'10" (2.02m x 1.78m)

The shower room has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric handheld shower fixture, wood-effect flooring, partially tiled walls, and a radiator.

SECOND FLOOR

Upper Landing

13'2" x 2'8" (4.03m x 0.83m)

The upper landing has wood-effect flooring and access to the second floor accommodation.

Master Bedroom

12'3" x 10'11" (3.74m x 3.35m)

The main bedroom has wood-effect flooring, a radiator, coving to the ceiling, an open storage space, and a UPVC double-glazed window to the front elevation.

Bedroom Three

10'11" x 10'11" (3.35m x 3.35m)

The third bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

7'11" x 4'7" (2.43m x 1.41m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric handheld shower fixture, vinyl flooring, partially tiled walls, and a radiator.

OUTSIDE

Front

To the front of the property is a parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 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 – Restrictive covenants contained in a 1983 Transfer, details of which are filed at HM Land Registry. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

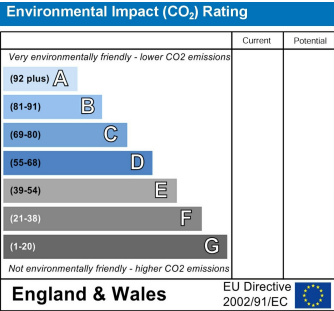
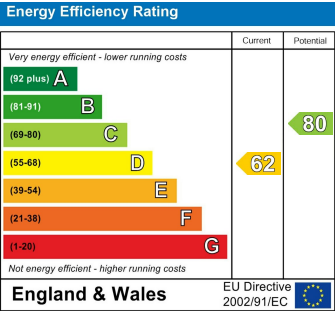
The vendor has advised the following:

Property Tenure is freehold.

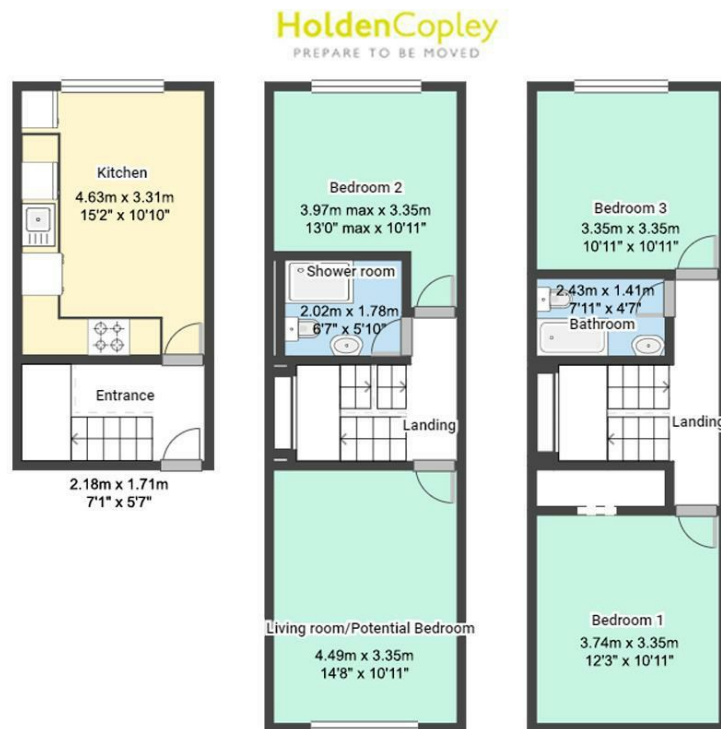
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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