

# HoldenCopley

PREPARE TO BE MOVED

Acourt Street, Radford, Nottinghamshire NG7 5AH

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Guide Price £130,000 - £140,000

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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 hall, and a WC. Upstairs, the first floor comprises two bedrooms serviced by a bathroom suite and upstairs is a further bedroom on the second floor. Outside to the front is residential on-street parking and to the rear is a private enclosed low maintenance garden.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Bay-Fronted Living Room
- Fitted Kitchen
- Ground Floor WC
- Three-Piece Bathroom Suite
- On-Street Parking
- Courtyard Garden
- Sold As Seen
- Close To City Centre

GROUND FLOOR

**Living Room**  
13'2" x 10'11" (4.03m x 3.35m)  
The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and a single composite door providing access into the accommodation.

**Hall**  
2'9" x 2'9" (0.84m x 0.84m)  
The hall has carpeted flooring.

**Kitchen**  
10'11" x 10'11" (3.35m x 3.34m)  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for various appliances, vinyl flooring, partially tiled walls, a wall-mounted boiler, a radiator, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

**Rear Hall**  
5'1" x 3'1" (1.55m x 0.95m)  
The rear hall has vinyl flooring and a single composite door to access the garden.

**WC**  
4'7" x 2'3" (1.40m x 0.71m)  
This space has a low level flush WC, a wash basin, tiled splashback, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

**Landing**  
10'11" x 4'11" (3.35m x 1.52m)  
The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

**Bedroom One**  
11'4" x 11'0" (3.47m x 3.37m)  
The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

**Bedroom Two**  
10'3" x 5'6" (3.13m x 1.69m)  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

**Bathroom**  
10'3" x 5'11" (3.13m x 1.55m)  
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, vinyl flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

**Bedroom Three**  
12'1" x 11'1" (3.70m x 3.38m)  
The third bedroom has a carpeted flooring, eaves storage, a radiator, a skylight window, and a loft hatch.

**OUTSIDE**  
To the front of the property is a walled garden and on-street parking. To the rear of the property is a low maintenance courtyard.

**ADDITIONAL INFORMATION**  
Broadband Networks - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 200 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

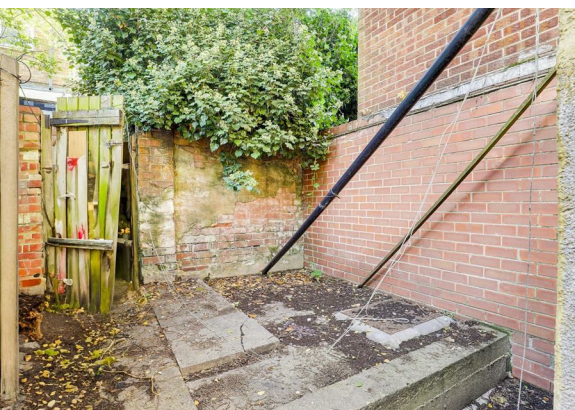
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Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective 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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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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