

HoldenCopley

PREPARE TO BE MOVED

Maud Street, New Basford, Nottinghamshire NG7 7AP

Guide Price £160,000 - £185,000

Maud Street, New Basford, Nottinghamshire NG7 7AQ



GUIDE PRICE £160,000 - £180,000

IDEAL FOR FIRST TIME BUYERS...

This mid-terrace property offers space across three floors and would make the perfect purchase for a first-time buyer looking to step onto the property ladder. Well-presented throughout and boasting a range of recent upgrades including a brand new boiler and internal oak doors, this home is ready to make it your own. Situated in a convenient location within close proximity to a range of local shops, great schools, and fantastic transport links for commuting. To the ground floor, the property comprises a living room featuring a fireplace, a separate dining room with French doors leading out to the rear garden, and a well-appointed fitted kitchen. There is also access from the dining room down to a useful cellar — ideal for storage. The first floor offers two good-sized bedrooms serviced by a three-piece bathroom suite. The top floor hosts the spacious master bedroom which benefits from an open dressing area and an en-suite. Completing the accommodation is a versatile additional room — perfect for use as a home office. Outside, there is on-street parking to the front, while to the rear you'll find a private and enclosed garden with low-maintenance artificial lawn.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom Suite & En-Suite
- Storage Cellar
- Versatile Office
- Private Low Maintenance Garden
- Convenient Location
- New Boiler





GROUND FLOOR

Living Room

11'3" x 11'10" (3.44m x 3.63m)

The living room has a UPVC double-glazed window to the front elevation, an entrance mat, carpeted flooring, a feature fireplace with a decorative surround, coving, a ceiling rose and a single composite door providing access into the accommodation.

Dining Room

11'3" x 11'11" (3.44m x 3.64m)

The dining room has LVT flooring, a radiator, access down to the cellar and new double French doors out to the garden.

Kitchen

8'8" x 6'5" (2.66m x 1.96m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, space and plumbing for a washing machine and dishwasher, a sink and a half with a drainer and a moveable swan neck mixer tap, LVT flooring and a new UPVC double-glazed window to the rear elevation.

BASEMENT

Cellar One

5'8" x 11'3" (1.73m x 3.45m)

The cellar has lighting and power points.

Cellar Two

5'2" x 11'3" (1.58m x 3.44m)

The cellar has lighting, power points and shelving.

FIRST FLOOR

Landing

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

Bedroom Two

13'11" x 11'3" (4.26m x 3.43m)

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

Bedroom Three

10'4" x 9'3" (3.15m x 2.84m)

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

Bathroom

8'5" x 8'3" (2.58m x 2.52m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a hand-held shower, LVT flooring, partially tiled walls, a radiator, a built-in cupboard, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

19'6" x 11'1" (max) (5.96m x 3.40m (max))

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, open access into the dressing room, access into the boarded loft via a drop-down ladder and access into the en-suite.

En-Suite

6'10" x 5'3" (2.09m x 1.61m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a shower enclosure with an electric shower and tiled walls, LVT flooring, a chrome heated towel rail and an extractor fan.

Office

13'1" x 5'11" (3.99m x 1.82m)

The office has carpeted flooring.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private garden with an artificial lawn, brick built raised planters with shrubs and trees, an outdoor tap, courtesy lighting and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central 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 & 5G, some 3G available
- 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

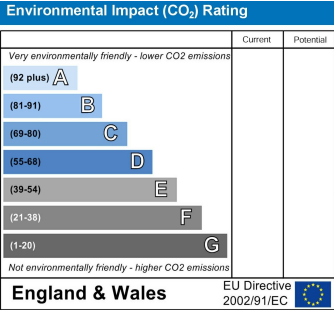
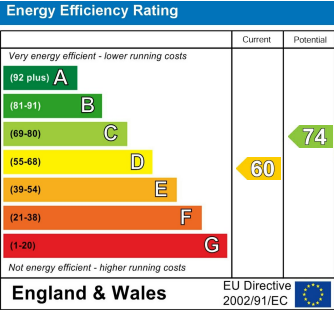
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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