

HoldenCopley

PREPARE TO BE MOVED

Glentworth Road, Radford, Nottinghamshire NG7 5PN

Guide Price £140,000 - £150,000

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MOVE-IN READY...

This three-bedroom mid-terraced house is offered to the market with no upward chain and boasts deceptively spacious accommodation arranged over three floors, making it an ideal purchase for a range of buyers. Situated in a convenient and popular location, the property is within easy reach of local amenities, excellent transport links including tram services, and offers easy access into Nottingham City Centre, the Universities, and Hospitals. To the ground floor, there is a living room, a dining room, and a fitted kitchen. The first floor offers two double bedrooms serviced by a three-piece bathroom suite, and to the second floor is an additional double bedroom, providing flexible living space. Outside, the property benefits from on-street parking to the front, while to the rear is a low-maintenance courtyard perfect for relaxing or entertaining. This property presents a fantastic opportunity for both first-time buyers and investors alike.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard With Brick-Built Outhouse
- No Upward Chain
- Sold As Seen
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

11'7" max x 11'7" (3.55m max x 3.54m)

The living room has UPVC double-glazed windows to the front elevation, wood-effect flooring, fitted cupboard, an in-built cupboard, a radiator, and a single composite door providing access into the accommodation.

Dining Room

15'7" max x 11'7" (4.77m max x 3.55m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, in-built cupboards, coving to the ceiling, and an in-built cupboard.

Kitchen

9'4" x 7'1" (2.85m x 2.18m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, a radiator, a UPVC double-glazed window to the side elevation, and a single composite door providing access to the rear garden.

FIRST FLOOR

Landing

15'7" x 2'6" (4.76m x 0.78m)

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

Bedroom One

11'7" max x 11'7" (3.55m max x 3.54m)

The first bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a fitted cupboard, and a radiator.

Bedroom Two

12'5" max x 8'9" (3.81m max x 2.69m)

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

Bathroom

9'11" max x 7'1" (3.03m max x 2.18m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, an in-built cupboard, a radiator, an extractor fan, and a UPVC double-glazed window to the rear elevation.

SECOND FLOOR

Bedroom Three

14'9" x 11'7" (4.51m x 3.55m)

The third bedroom has a Velux window, wood-effect flooring, a fitted wardrobe, a radiator, and eaves storage.

OUTSIDE

To the front of the property is on-street parking and to the rear is an enclosed low maintenance courtyard with a brick-built outhouse.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 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 – No flooding in the past 5 years+
- 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.

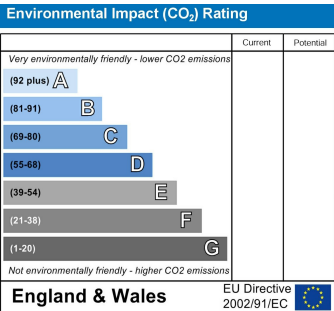
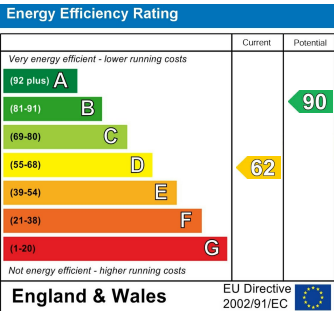
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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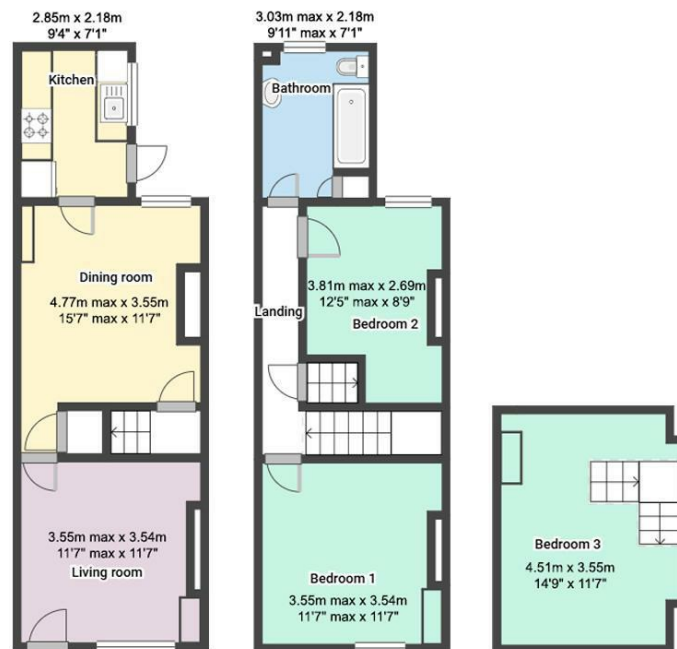
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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