

HoldenCopley

PREPARE TO BE MOVED

Grimston Road, Bobbers Mill, Nottinghamshire NG7 5PX

Guide Price £160,000 - £170,000

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NO UPWARD CHAIN...

A well-presented three-bedroom mid-terrace home, fully renovated in 2023, including a new roof, new boiler, new central heating system, and full rewiring. Offering an excellent opportunity for a range of buyers, including first-time purchasers and investors. Situated in a convenient location close to local amenities, shops, schools, and transport links, this modern property is ready to move straight into. The ground floor features a comfortable living room, a separate dining room, and a modern kitchen ideal for everyday cooking. There's also a stylish three-piece bathroom on this level. Upstairs, the first floor offers two generous double bedrooms and a further single bedroom. Outside, there is on-street parking to the front of the property, while to the rear you'll find a low-maintenance courtyard-style garden providing a pleasant outdoor space.

MUST BE VIEWED!





- Mid-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Ground Floor Three-Piece Bathroom Suite
- On-Street Parking
- Well-Presented Throughout
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

12'0" x 11'4" (max) (3.67m x 3.47m (max))

The living room has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

15'7" x 12'0" (max) (4.76m x 3.68m (max))

The dining room has carpeted flooring, a radiator, ceiling coving, recessed spotlights, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Kitchen

10'3" x 6'5" (3.14m x 1.96m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, a hob & extractor fan, recessed spotlights, vinyl flooring and a UPVC double-glazed window to the rear elevation.

Hall

4'2" x 3'1" (1.29m x 0.94m)

The hall has vinyl flooring, in-built cupboards and a single door providing access into the accommodation.

Bathroom

8'3" x 6'5" (2.53m x 1.96m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

15'7" x 9'2" (max) (4.76m x 2.80m (max))

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

Master Bedroom

12'1" x 11'4" (max) (3.69m x 3.47m (max))

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

Bedroom Two

12'5" x 8'11" (max) (3.81m x 2.73m (max))

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

Bedroom Three

10'1" x 6'6" (3.08m x 1.99m)

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

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear of the property is a low-maintenance courtyard garden.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not

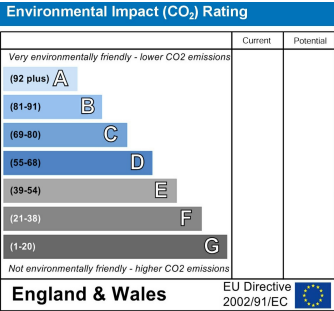
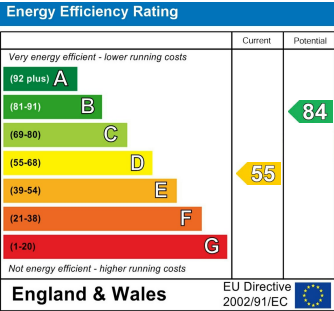
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

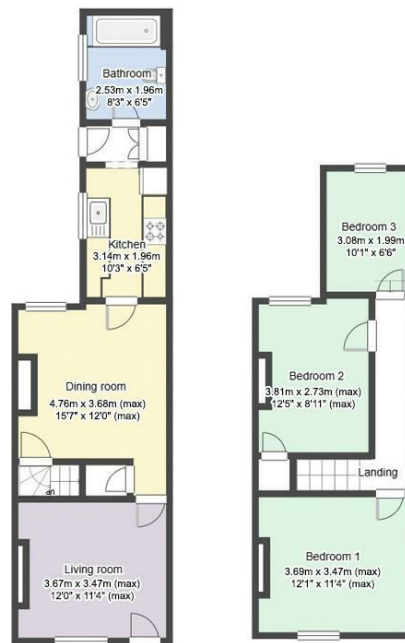
ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
Phone Signal – Good coverage of Voice, 4G & 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. 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



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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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