

HoldenCopley

PREPARE TO BE MOVED

Heathfield Road, Nottingham, Nottinghamshire NG5 INN

£150,000

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NO UPWARD CHAIN...

This mid-terraced home is perfectly positioned in a convenient location, close to a range of local amenities including shops, schools, and more. With excellent access to Nottingham City Hospital and superb transport links, this property offers an ideal opportunity for first-time buyers, families, or investors, and being sold with no upward chain. The ground floor comprises an inviting entrance hall leading into a comfortable living room, with a kitchen providing direct access to the rear garden and a practical ground floor WC. Upstairs, there are two well-proportioned bedrooms and a three-piece bathroom suite, offering functional and versatile accommodation. Externally, the property benefits from a lawned front garden with courtesy lighting, a fenced boundary, and gated access. The rear garden features a patio area, lawn, gravelled section, two useful sheds, and a combination of hedging and fencing, creating a private and versatile outdoor space.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed Rear Garden
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a fitted base unit, a wall-mounted alarm key pad, and a UPVC door providing access into the accommodation.

Living Room

11'1" x 14'5" (3.38m x 4.40m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, and wood-effect flooring.

Kitchen

8'3" x 14'2" (2.52m x 4.32m)

The kitchen has a range of fitted base units with worktops, a stainless steel sink with taps and a drainer, an in-built cupboard, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, a radiator, an extractor fan, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the rear garden.

W/C

2'9" x 8'5" (0.84m x 2.57m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and wood-effect flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

9'9" x 14'2" (2.99m x 4.34m)

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

Bedroom Two

9'10" x 9'2" (3.00m x 2.80m)

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

Bathroom

6'9" x 7'10" (2.06m x 2.40m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, courtesy lighting, a fence panelled boundary, and gated access.

Rear

To the rear of the property is a patio area, a shed, a lawn, a gravelled area, a further shed, and a hedged and fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre

- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

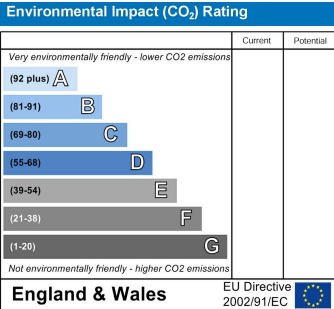
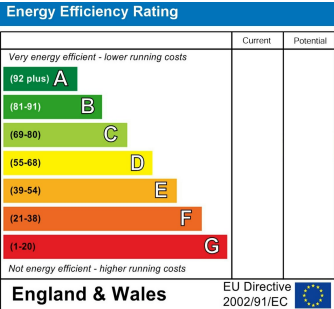
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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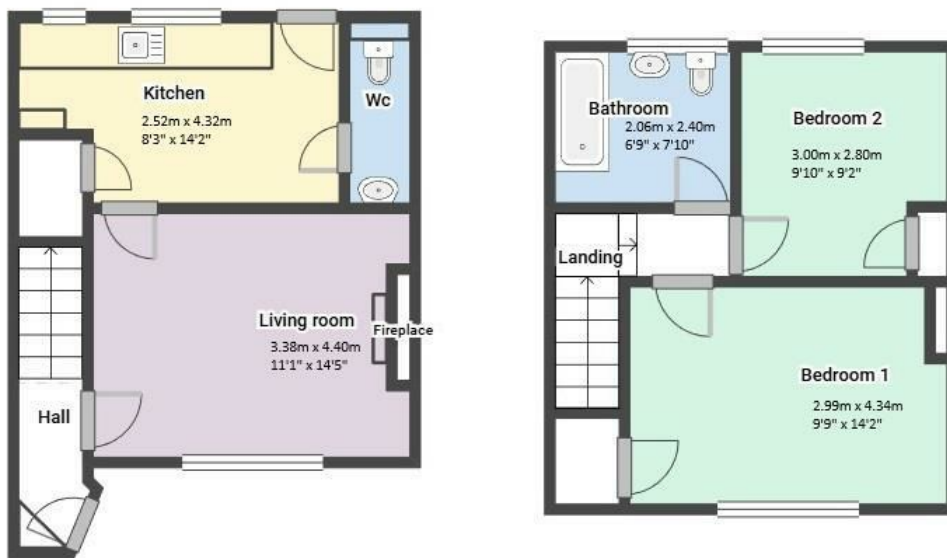
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for 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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