

# HoldenCopley

PREPARE TO BE MOVED

Goodliffe Street, Hyson Green, Nottinghamshire NG7 6FZ

---

Guide Price £165,000 - £180,000

Goodliffe Street, Hyson Green, Nottinghamshire NG7 6FZ



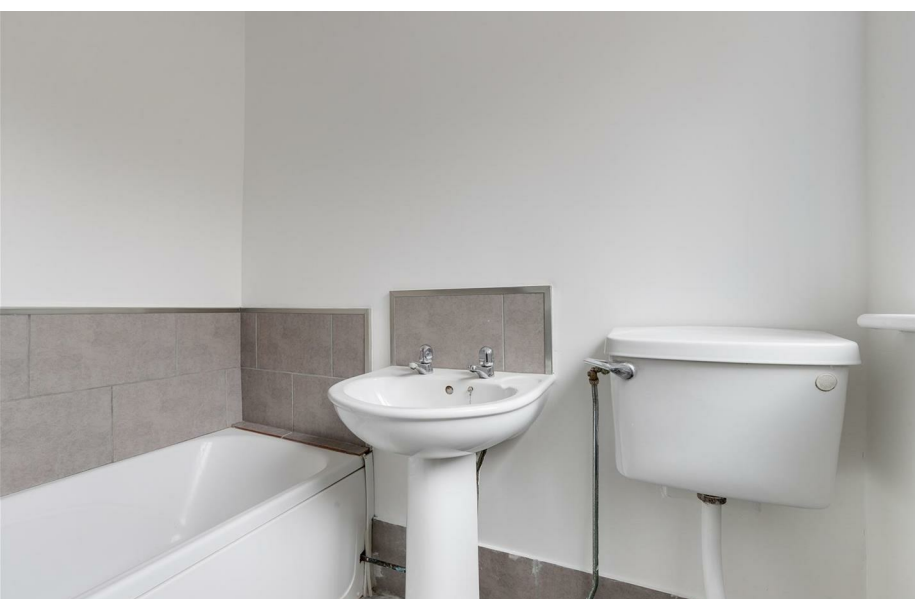
GUIDE PRICE £165,000 - £175,000

NO UPWARD CHAIN...

Situated just a short distance from Nottingham City Centre, this well-proportioned three-storey mid-terraced house is an excellent opportunity for first-time buyers or investors looking to add value. With no upward chain, the property is ready for its next owner to put their own stamp on it. The ground floor offers a welcoming living room featuring a charming bay window, a separate dining room with access to the cellar, and a fitted kitchen. The three-piece family bathroom is also conveniently located on this level. On the first floor, you'll find two spacious double bedrooms, while a further generously sized third double bedroom occupies the second floor, offering flexibility for various living arrangements. Externally, the property benefits from a small courtyard to the front and an enclosed rear yard with security lighting and gated access.

MUST BE VIEWED





- Mid Terraced House
- Three Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Easy Access Into The City Centre
- Must Be Viewed





GROUND FLOOR

Living Room

12'11" x 11'10" (max) (3.94m x 3.61m (max))

The living room has a UPVC double glazed bay window to the front elevation, a wrought iron feature fireplace, coving to the ceiling, a radiator, exposed floor boards, and a UPVC door providing access into the accommodation.

Dining Room

14'5" x 11'10" (max) (4.40m x 3.62m (max))

The dining room has a UPVC double glazed window to the rear elevation, a feature fireplace, a radiator, exposed flooring, and access to the cellar.

Kitchen

10'0" x 6'4" (max) (3.06m x 1.95m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel circular sink and drainer with a mixer tap, space for a free standing cooker, space and plumbing for a washing machine, a wall-mounted boiler, recessed spotlights, tiled splash back, wood-effect flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

Bathroom

6'7" x 5'7" (max) (2.03m x 1.71m (max))

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

BASEMENT

Cellar

14'2" x 12'1" (max) (4.33m x 3.70m (max))

The cellar has lighting, electrics, ample storage, and split into two sections.

FIRST FLOOR

Landing

The landing has exposed flooring, and access to the first floor accommodation.

Bedroom One

11'11" x 10'11" (max) (3.64m x 3.34m (max))

The first bedroom has a UPVC double glazed window to the front elevation , with a grey accented featured chimney breast wall , radiator, and exposed floor boards.

Bedroom Two

11'10" x 11'4" (max) (3.62m x 3.46m (max))

The second bedroom has a UPVC double glazed window to the rear elevation, with a grey accented featured chimney breast wall , a radiator, an in-built storage cupboard, and exposed floor boards.

SECOND FLOOR

Bedroom Three

12'8" x 11'10" (max) (3.88m x 3.63m (max))

The third bedroom has a Velux window, eaves storage, electric slimline radiator , and exposed floor boarding.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed yard with security lighting, and gated access.

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 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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:

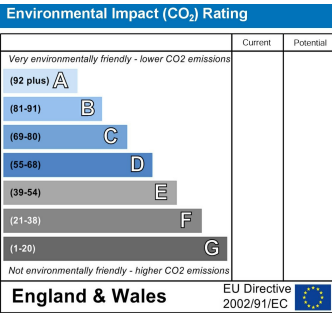
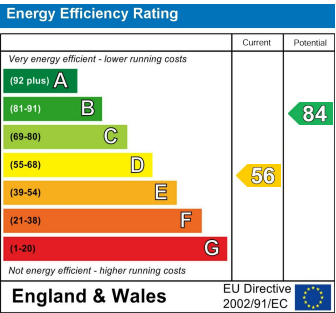
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.





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.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**