

# HoldenCopley

PREPARE TO BE MOVED

Loscoe Road, Carrington, Nottinghamshire NG5 2AW

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**Guide Price £180,000**



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GUIDE PRICE £180,000 - £200,000

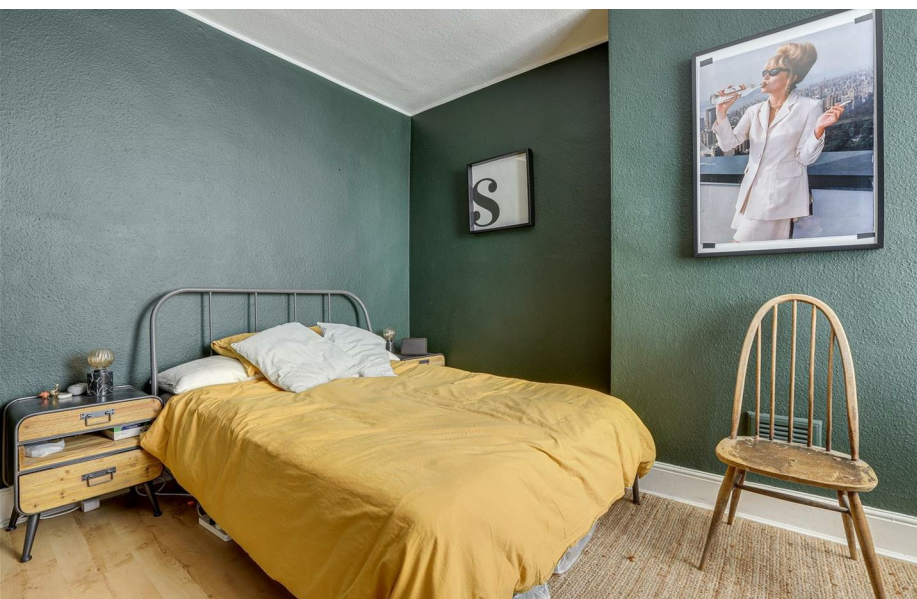
WELL-PRESENTED MID-TERRACED HOUSE...

Introducing this charming three-bedroom mid-terraced house, a true gem in the heart of a popular neighbourhood. Impeccably presented throughout, this property offers the perfect blend of modern comfort and traditional charm. The ground floor welcomes you with a spacious living room, ideal for relaxation and entertaining. Adjacent, you'll discover a contemporary fitted kitchen/diner that not only boasts modern aesthetics but also offers convenient access to the cellar, providing ample storage space for your needs. Ascending to the first floor, you'll find the second bedroom, elegantly appointed and offering a tranquil retreat. Additionally, a stylish three-piece bathroom suite awaits, thoughtfully designed to meet your daily needs. Venture to the second floor, where two more bedrooms await, offering flexibility for your family's requirements. Outside, the property offers the convenience of on-street parking and a private, enclosed, low-maintenance courtyard-style garden. Perfect for enjoying al fresco dining or simply unwinding in your own outdoor oasis. Situated close to many local amenities such as shops, eateries, great schools and has excellent transport links into Nottingham City Centre.

MUST BE VIEWED







- Mid-Terraced House
- Three Great-Sized Bedrooms
- Spacious Living Room
- Modern Kitchen/Diner
- Stylish Three-Piece Bathroom Suite
- Cellar
- Private Enclosed Low-Maintenance Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Living Room

14'2" x 10'11" (max) (4.34m x 3.35m (max) )

The living room has wooden flooring, a feature open fireplace with a decorative surround, a TV point, two radiators, wall-mounted light fixtures, cornice to the ceiling, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

### Kitchen/Diner

11'11" x 11'3" (max) (3.65m x 3.44m (max) )

The kitchen/diner has a range of fitted base and wall units with worktops, a sink with a drainer and a mixer tap, an integrated oven, an integrated gas hob, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, access to the cellar, patterned tiled flooring, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

## BASEMENT LEVEL

### Cellar

19'3" x 11'3" (max) (5.88m x 3.44m (max) )

The cellar has lighting and provides ample storage space

## FIRST FLOOR

### Landing

11'2" x 5'0" (3.41m x 1.53m )

The landing has wooden floorboards and provides access to the first floor accommodation

### Bedroom Two

14'4" x 10'11" (max) (4.38m x 3.33m (max) )

The second bedroom has wooden flooring and a UPVC double glazed window to the front elevation

### Bathroom

11'2" x 9'8" (3.41m x 2.97m )

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a glass shower screen, a radiator, two in-built storage cupboards, partially tiled walls, tiled flooring and a UPVC double glazed window to the rear elevation

## SECOND FLOOR

### Landing

7'4" x 2'5" (2.24m x 0.75m)

The landing has wooden floorboards and provides access to the loft and second floor accommodation

### Bedroom One

14'2" x 10'11" (max) (4.34m x 3.33m (max) )

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

### Bedroom Three

12'2" x 11'1" (max) (3.71m x 3.38m (max) )

The third bedroom has carpeted flooring, a radiator, a recessed shelving unit, a radiator and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

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

### Rear

To the rear of the property is a low-maintenance courtyard-style garden and panelled fencing

## 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.

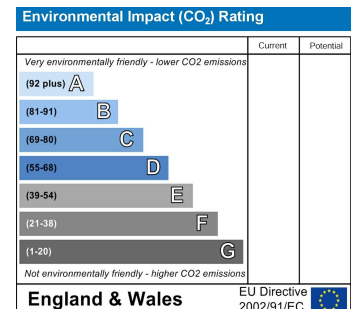
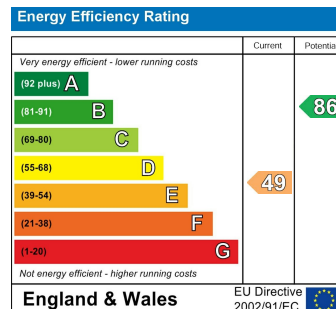
The vendor has advised the following:

Property Tenure is Freehold

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