

# HoldenCopley

PREPARE TO BE MOVED

Vernon Road, Basford, Nottinghamshire NG6 0AD

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Guide Price £140,000 - £150,000

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NO UPWARD CHAIN...

This three bedroom mid-terraced house is offered to the market with no upward chain and would make a fantastic purchase for a wide range of buyers, whether you're a first-time buyer ready to get onto the property ladder, a growing family, or an investor seeking a well-placed opportunity. The property is situated in a popular and convenient location within walking distance of various local amenities including shops, schools and excellent transport links, whilst also being close to the City Centre, Universities and Hospitals. The accommodation is arranged over three floors, offering plenty of space throughout. To the ground floor there is are two reception rooms providing versatile living space, a spacious fitted kitchen and access down to the cellar. The first floor hosts two bedrooms and a bathroom suite, with the second floor offering a further double bedroom and a large landing / study area. Outside, there is on-street parking to the front and an enclosed low maintenance courtyard to the rear.

MUST BE VIEWED





- Three Storey Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Three-Piece Bathroom Suite
- Upper Landing / Study Area
- Low Maintenance Courtyard
- Sold As Seen
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

11'6" x 13'4" (3.52m x 4.07m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, and a single composite door providing access into the accommodation.

Hall

The hall has wood-effect flooring and carpeted stairs.

Dining Room

11'1" x 14'1" (3.38m x 4.30m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a dado rail, and access to the cellar.

Kitchen

21'1" x 5'8" (6.43m x 1.75m)

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 and plumbing for a washing machine, tiled splashback, vinyl flooring, a radiator, UPVC double-glazed windows to the side elevation, and a single UPVC door providing access to the garden.

BASEMENT

Cellar

FIRST FLOOR

Landing

11'3" x 5'6" (3.43m x 1.68m)

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

Bedroom One

12'8" x 11'9" (3.87m x 3.60m)

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

Bedroom Three

10'9" x 5'8" (3.28m x 1.75m)

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

Bathroom

10'8" x 4'9" (3.26m x 1.46m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, partially tiled walls, an in-built cupboard, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing / Study

11'5" x 10'5" (3.48m x 3.20m)

The upper landing / study area has carpeted flooring, a skylight window, a radiator, and provides access to the second floor accommodation.

Bedroom Two

12'7" x 10'7" (3.84m x 3.23m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, and fitted wardrobes with overhead storage cupboards.

OUTSIDE

To the front of the property is on-street parking and to the rear is a low maintenance garden.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G 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 - High risk for rives & sea / very low risk for surface water

Non-Standard Construction – No

Any Legal Restrictions – 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.

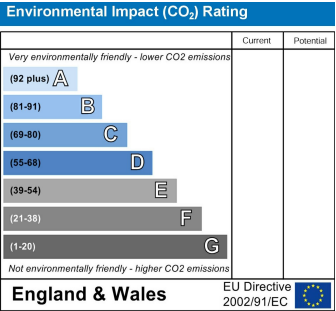
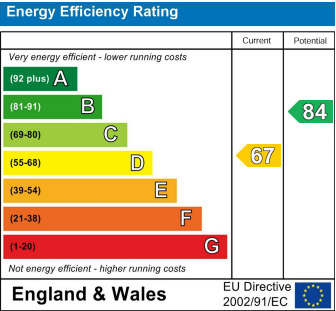
The vendor has advised the following:

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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