

HoldenCopley

PREPARE TO BE MOVED

Cheltenham Street, Basford, Nottinghamshire NG6 0ES

Guide Price £150,000

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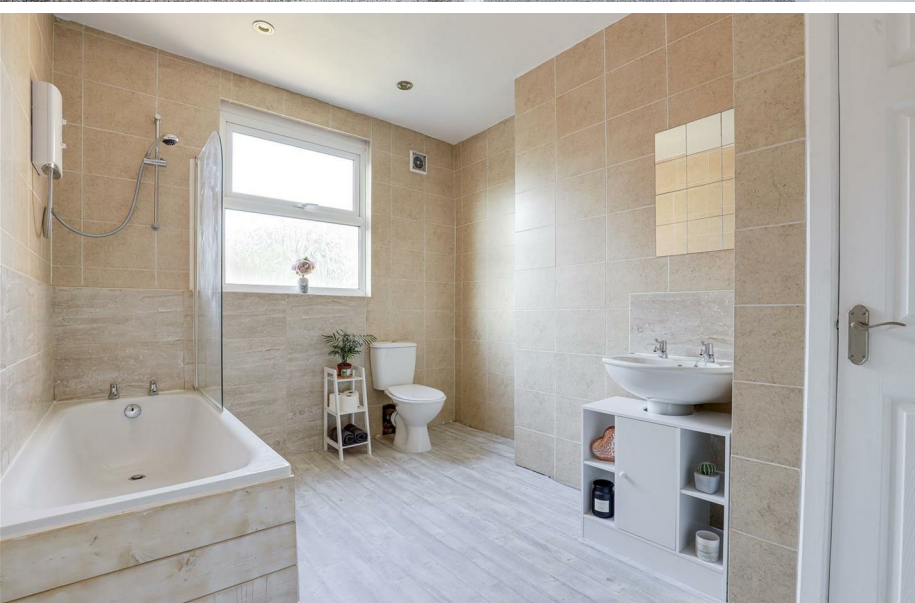
GUIDE PRICE - £150,000 - £170,000

NO UPWARD CHAIN...

Introducing this end-terraced house as it presents an exciting opportunity for both new and experienced investors. Strategically positioned with excellent transport links, close proximity to Nottingham City Hospital, and local amenities, this property offers an ideal location for potential residents and tenants. Upon entering, you'll find a spacious living room for comfort and relaxation. The fitted kitchen is both functional and inviting, and an added versatile room adds flexibility to the living space. Below, a cellar with ample storage space provides practical solutions for organising your belongings. Heading to the first floor, you'll find the main bedroom, ensuring a comfortable and restful retreat. A well-appointed three-piece bathroom suite adds convenience to the living space. Moving up to the second floor, two more spacious bedrooms await, providing additional living space or accommodations for guests. Outdoor features include on-street parking at the front of the property, adding accessibility for residents and visitors. Gated access to the rear garden leads to a low-maintenance private garden with a patio area. Don't miss the opportunity to explore this valuable investment.

MUST BE VIEWED





- End Terraced House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Office/Utility Room
- Cellar With Ample Storage Space
- Three-Piece Bathroom Suite
- Excellent Transport Links
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

13'9" x 12'3" (4.21m x 3.74m)

The living room has two UPVC double glazed windows to the front elevation, a radiator, a base cupboard, a decorative fire surround, two wall-mounted light fixtures, vinyl tiled flooring, and a UPVC door providing access into the accommodation.

Kitchen

12'3" x 11'6" (3.75m x 3.52m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with swan neck mixer tap and drainer, an integrated oven with a gas ring hob, stainless steel splashback and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a wall-mounted boiler, a radiator, recessed spotlights, tiled splashback, vinyl flooring, and UPVC double glazed window to the rear elevation.

Office/Utility Room

8'11" x 6'1" (2.74m x 1.86m)

This versatile area has a UPVC double glazed window to the rear elevation, air vent, space and plumbing for a washing machine, and a single UPVC door providing access to the rear garden.

BASEMENT

Cellar

13'10" max x 12'0" max (4.24m max x 3.67m max)

The cellar is split into two sections with lighting, electrics, and ample storage space.

FIRST FLOOR

Landing One

The landing has a UPVC double glazed window to the rear elevation, carpeted flooring and provides access to the first floor accommodation.

Bedroom One

12'10" x 12'0" (3.92m x 3.66m)

The first bedroom has two UPVC double glazed windows to the front and side elevation, coving to the ceiling, a radiator, and carpeted flooring.

Bathroom

11'10" x 8'9" (3.61m x 2.69m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a panelled bath with a wall-mounted electric shower fixture and shower screen, an extractor fan, recessed spotlights, a radiator, an in-built storage cupboard, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Upperlanding

The landing has carpeted flooring, access to the loft, and provides access to the second floor accommodation.

Bedroom Two

14'0" x 12'0" (4.27m x 3.68m)

The second bedroom has two UPVC double glazed windows to the front and side elevation, an air vent, a radiator, and carpeted flooring.

Bedroom Three

11'11" x 8'9" (3.64m x 2.69m)

The third bedroom has a UPVC double glazed windows to the rear elevation, an air vent, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is on-street parking and provides access to the rear of the property,

Rear

To the rear of the property is a private enclosed low-maintained garden with patio area, and wall surround with gated access.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the direct gov 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.

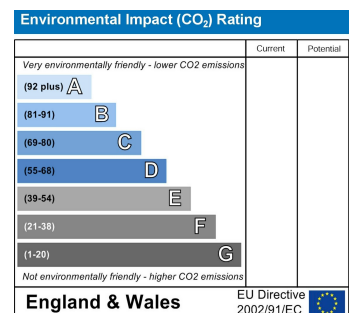
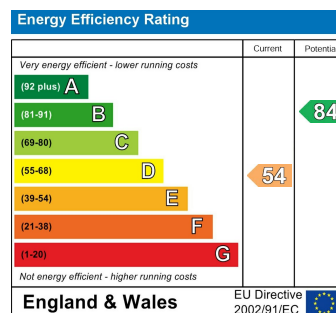
The vendor has advised the following:

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 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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