

HoldenCopley

PREPARE TO BE MOVED

Henrietta Street, Nottingham, Nottinghamshire NG6 9JD

Guide Price £170,000

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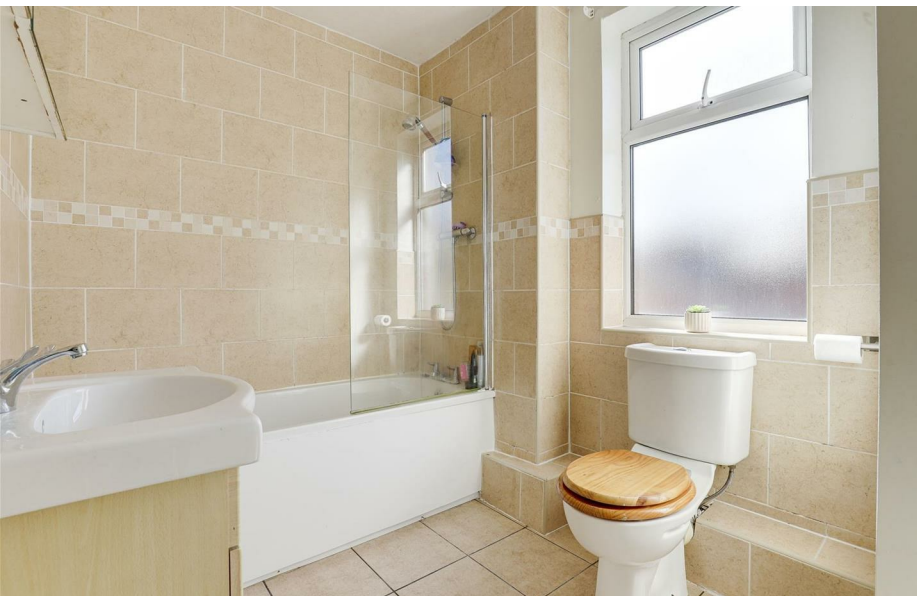
GUIDE PRICE: £170,000 - £190,000

END TERRACED HOUSE...

Step into this end-terrace residence, presenting an enticing prospect for both first-time homeowners and astute investors alike. Situated in a popular location, it enjoys close proximity to various amenities such as shops, schools, and dining options. Additionally, excellent transportation links via bus, tram, train, or car make it incredibly convenient. Upon entering, you're welcomed into an inviting living space accentuated by a bay window, infusing the room with natural light and a sense of airiness. The adjacent dining area offers an ideal setting for gatherings or family meals. The well-equipped kitchen, featuring access to the cellar, ensures functionality and convenience. Ascending to the first floor reveals two generously sized bedrooms and a well-appointed three-piece bathroom suite, providing comfortable living arrangements. Outside, the front courtyard and driveway, with gated access to the rear garden. The rear garden, bordered by a sturdy brick wall, features low maintenance, courtesy lighting, a patio for outdoor dining, and thoughtfully planted borders.

MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling, decorative ceiling arch, and a UPVC door providing access into the accommodation.

Living Room

14'9" into bay x 10'8" (4.51m into bay x 3.26m)

The living room has a UPVC double glazed bay window to the front elevation, a TV point, coving to the ceiling, a feature fireplace with a wooden surround and marble-effect backing and hearth, and wood-effect flooring.

Dining Room

11'10" x 10'7" (3.62m x 3.23m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a feature fireplace with a marble-effect hearth and decorative surround, and wood-effect flooring.

Kitchen

9'0" x 8'2" (2.75m x 2.49m)

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

BASEMENT

Cellar

The cellar has lighting, and ample storage space.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, and access to the first floor accommodation.

Bedroom One

11'10" x 11'10" (3.62m x 3.61m)

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, coving to the ceiling, two double fitted cupboards with bi-folding doors, and carpeted flooring.

Bedroom Two

11'10" x 8'3" (3.63m x 2.53m)

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

Bathroom

8'4" x 6'2" (2.56m x 1.89m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, an in-built cupboard, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a courtyard, and a driveway to the side of the property with gated access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintained garden, courtesy lighting, a patio area, planted borders, and a brick wall 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 1000Mbps and Upload speed 220 Mbps

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

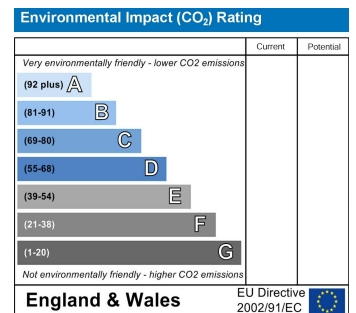
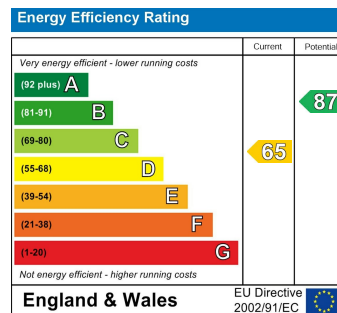
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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