

HoldenCopley

PREPARE TO BE MOVED

Amesbury Circus, Nottingham, NG8 6DA

Guide Price £160,000 - £170,000

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NO UPWARD CHAIN...

Welcome to this fantastic refurbished three-bedroom mid-terraced house, ideal for first-time buyers or families, offered with no upward chain. Situated in a convenient location close to local amenities including shops, eateries, schools, and commuting links, this property offers an ideal blank canvas.

Upon entry, you're greeted by a reception room ideal for relaxing or entertaining. The modern kitchen diner, featuring newly fitted cabinets and a hob, serves as the heart of the home, offering access to a pantry for added storage and convenience.

Venture to the upper level, where two spacious double bedrooms and a cosy single bedroom await, providing ample accommodation for families or guests. A well-appointed three-piece bathroom suite completes the layout. Externally, the property boasts a front driveway providing off-road parking. Discover an enclosed garden to the rear, perfect for enjoying the outdoors. Additionally, a handy storage room offers space for storing tools or outdoor equipment.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Kitchen/Diner
- Three-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance

8'2" x 3'4" (2.51m x 1.03m)

The entrance hall has laminate wood effect flooring, carpeted stairs, and a single UPVC door providing access into the accommodation.

Living Room

14'10" x 11'1" (max) (4.53m x 3.38m (max))

The living room has laminate wood-effect flooring, a radiator, a fireplace with a decorative surround and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

14'10" x 8'4" (4.54m x 2.56m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven & hob, an extractor fan, partially tiled walls, space and plumbing for a washing machine, a wall-mounted washing machine, a radiator, a laminate wood-effect flooring, two UPVC double-glazed windows to the rear elevation and a single door providing access to the rear garden.

Pantry

6'11" x 2'9" (2.11m x 0.86m)

The pantry has laminate wood-effect flooring and ample storage space.

FIRST FLOOR

Landing

7'11" x 5'4" (max) (2.43m x 1.65m (max))

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

Master Bedroom

10'11" x 9'8" (max) (3.34m x 2.96m (max))

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed to the front elevation.

Bedroom Two

9'11" x 9'7" (max) (3.04m x 2.93m (max))

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

Bedroom Three

7'11" x 6'11" (2.42m x 2.12m)

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

Bathroom

6'6" x 6'5" (max) (2.00m x 1.97 (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bath, partially tiled walls, wood-effect flooring, a radiator, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking and fence panelling boundary.

Rear

To the rear of the property is an enclosed garden with an artificial lawn, a shed, access to the storage room and fence panelling boundary.

Outside storage

6'3" x 2'7" (1.91m x 0.81m)

This room has ample storage room.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – CityFibre, Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 1000Mbps

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.

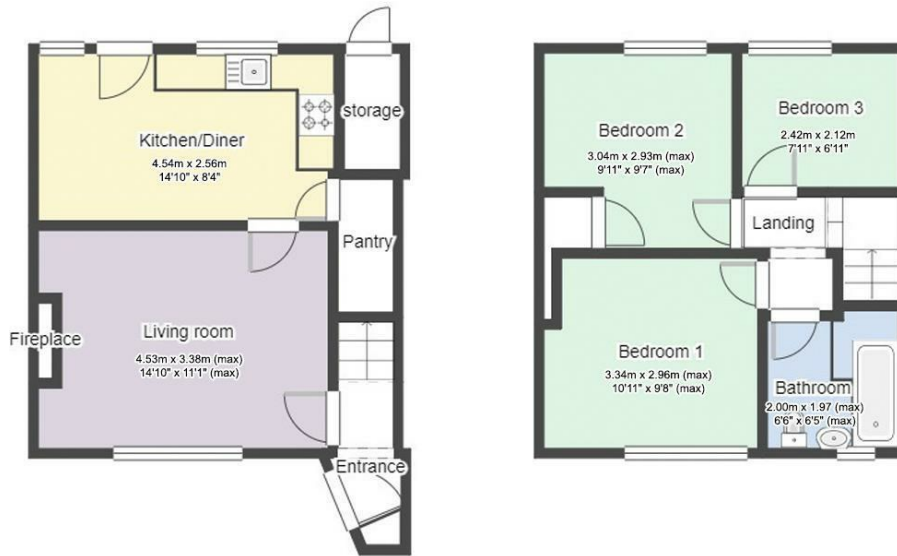
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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