

HoldenCopley

PREPARE TO BE MOVED

Harewood Avenue, Highbury Vale, Nottinghamshire, NG6 9EF

Guide Price £170,000 - £180,000

Harewood Avenue, Highbury Vale, Nottinghamshire, NG6 9EF



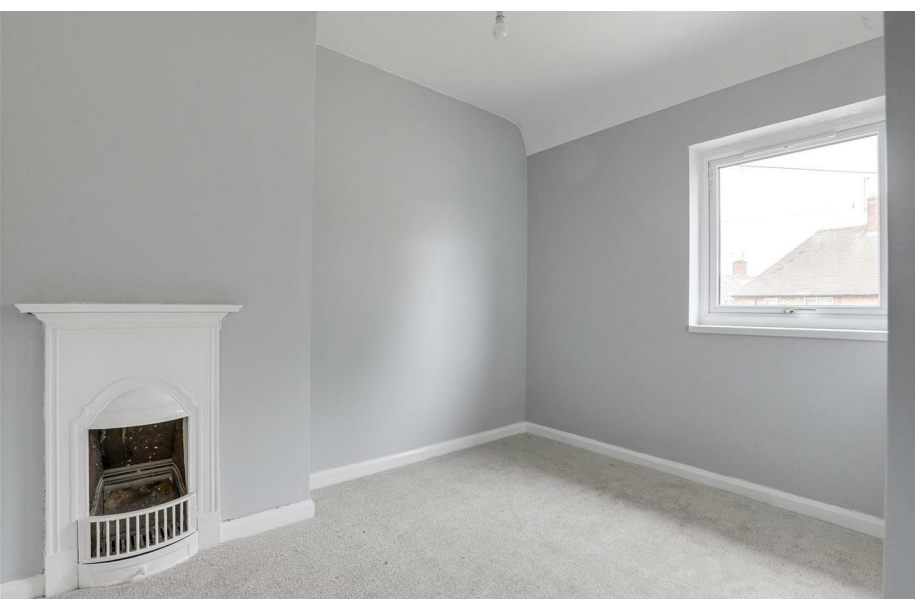
GUIDE PRICE £170,000 - £180,000

NEWLY RENOVATED THROUGHOUT...

This beautifully renovated three-bedroom mid-terrace house is offered to the market with no upward chain and is move-in ready, perfect for those eager to settle in immediately. Recently refurbished throughout, the property boasts a new fitted kitchen, bathroom, ground floor W/C, windows, doors, electrical wiring and plumbing. The ground floor features a porch, an entrance hall, a living room, a fitted kitchen and a W/C for added convenience. Upstairs, you'll find three bedrooms, a new three-piece bathroom suite and a boarded loft providing ample additional storage space. Outside, the property benefits from a driveway at the front, while the rear garden features a patio area, a lawn and a handy shed. This house is within close proximity to various local amenities, including shops and excellent transport links, making it a perfect choice for any buyer.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Living Room
- Newly Fitted Kitchen
- New Ground Floor W/C
- New Three Piece Bathroom Suite
- Rear Garden
- Well Presented Throughout
- Off Street Parking
- Must Be Viewed





GROUND FLOOR

Porch

The porch has two UPVC double-glazed obscure windows to the front and side elevation and a UPVC single door providing access into the entrance hall.

Entrance Hall

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

Living Room

14'0" x 10'8" (4.29m x 3.26m)

The living room has a UPVC double-glazed window to the front elevation, a radiator, a vertical radiator, laminate flooring, a decorative mantle piece and open access to the kitchen.

Kitchen

13'10" x 7'10" (4.24m x 2.41m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a stainless steel sink with a drainer and a moveable swan neck mixer tap, an integrated oven, an electric hob with an extractor fan, space for a fridge-freezer, space and plumbing for a washing machine and dishwasher, partially tiled walls, laminate flooring, a built-in cupboard, two UPVC double-glazed windows to the rear elevation and a UPVC single door providing access out to the garden.

W/C

4'3" x 2'6" (1.32m x 0.77m)

This space has a low level flush W/C, a wall-mounted wash basin, a wall-mounted boiler, partially tiled walls, laminate flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

9'6" x 8'10" (2.92m x 2.71m)

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

Bedroom Two

9'4" max x 8'9" (2.85m max x 2.68m)

The second bedroom has a UPVC double-glazed window to the front elevation, a radiator, carpeted flooring and an original open fireplace.

Bedroom Three

9'6" x 6'1" (2.91m x 1.87m)

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

Bathroom

7'6" x 6'5" (2.30m x 1.97m)

The bathroom has a low level flush W/C, a vanity style wash basin with fitted storage, a fitted panelled bath with an electric shower, vinyl flooring, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway and various plants and shrubs.

Rear

To the rear of the property is a garden with a fence panelled and shrub boundary, a lawn, a patio area and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating - Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

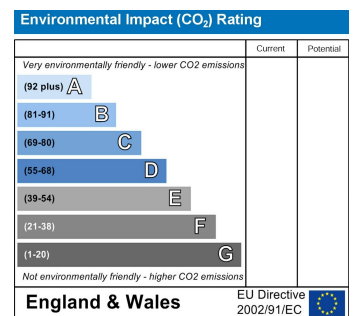
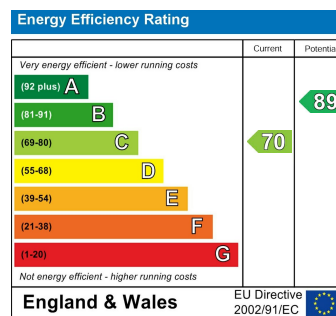
The vendor has advised the following:

Property Tenure is Freehold

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 requires 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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk