

# HoldenCopley

PREPARE TO BE MOVED

Ingram Road, Highbury Vale, Nottinghamshire NG6 9GS

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£140,000

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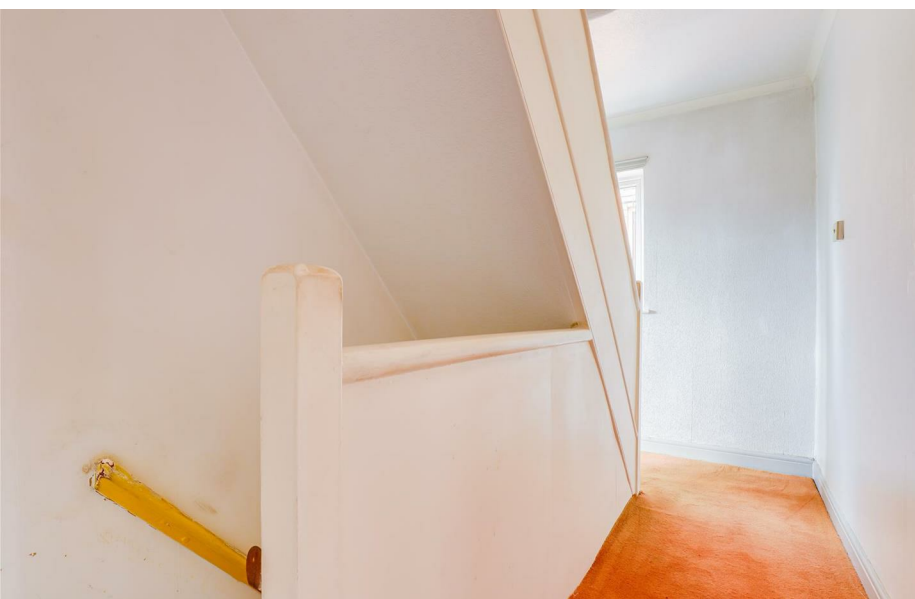


## NO UPWARD CHAIN...

Nestled in a vibrant community, this semi-detached house offers an exciting opportunity for buyers seeking a project with immense potential. Ideally located within close proximity to shops and local amenities, the property boasts excellent transport links into Nottingham City Centre and surrounding areas. Sold with no upward chain, this home is ready for its next chapter. Upon entering the ground floor, you are welcomed by an entrance porch leading to a spacious living room. The kitchen, which offers access to both the ground floor bathroom and a conservatory, provides a wonderful flow for entertaining and daily living. Additionally, a convenient W/C is located on this level. The first floor features two generously sized double bedrooms, while the second floor reveals a further double bedroom, perfect for accommodating a growing family or creating a home office. Externally, the property includes a small courtyard at the front and gated access to the rear garden. The enclosed garden features planted borders, a lawn, a shed, and a fence-panelled boundary, offering both privacy and a pleasant outdoor retreat.

## MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Kitchen
- Conservatory
- Two Piece Bathroom Suite & Separate W/C
- Enclosed Rear Garden
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Porch

2'11" x 2'8" (0.89m x 0.83m)

The entrance porch has carpeted flooring, coving to the ceiling, and a single door providing access into the accommodation.

### Living Room

12'2" x 14'4" (3.71m x 4.38m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace with a stone and tiled surround, a TV point, a picture rail, coving to the ceiling, and carpeted flooring.

### Kitchen

8'7" x 5'10" (2.63m x 1.80m)

The kitchen has a fitted base unit with a stainless steel sink and drainer, an open in-built cupboard, a radiator, coving to the ceiling, partially tiled walls, tiled flooring, two UPVC double glazed windows to the rear elevation, a UPVC door opening out to the rear garden, and access into the bathroom.

### Bathroom

5'1" x 5'8" (1.56m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a panelled bath with a handheld shower fixture, floor-to-ceiling tiling, and tiled flooring.

### Conservatory

12'9" x 6'7" (3.90m x 2.03m)

The conservatory has a radiator, a UPVC double glazed window surround, a Polycarbonate roof, double French doors opening out to the rear garden, and access to the W/C.

### W/C

2'5" x 3'8" (0.75m x 1.14m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and tiled flooring.

## FIRST FLOOR

### Landing

2'11" x 12'1" (0.89m x 3.70m)

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

### Master Bedroom

12'2" x 11'6" (3.72m x 3.51m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a wall-mounted boiler, coving to the ceiling, and carpeted flooring.

### Bedroom Two

8'11" x 12'1" (2.72m x 3.70m)

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

## SECOND FLOOR

### Bedroom Three

12'2" x 12'1" (3.71m x 3.70m)

The third bedroom has a UPVC double glazed window to the side elevation, coving to the ceiling, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a small courtyard and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with planted borders, a lawn, a shed, and fence panelled 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 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 B

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.

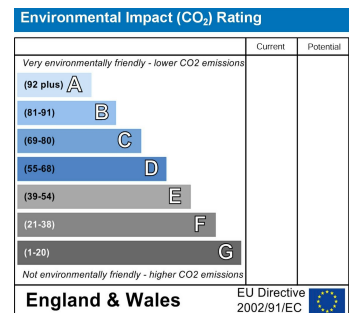
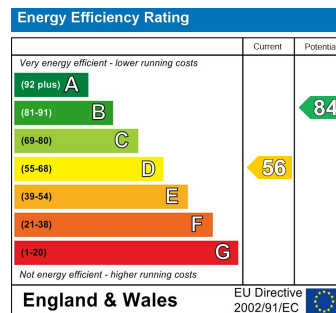
The vendor has advised the following:

Property Tenure is Freehold

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#### 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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