

HoldenCopley

PREPARE TO BE MOVED

Vernon Avenue, Old Basford, Nottinghamshire NG6 0AQ

£125,000

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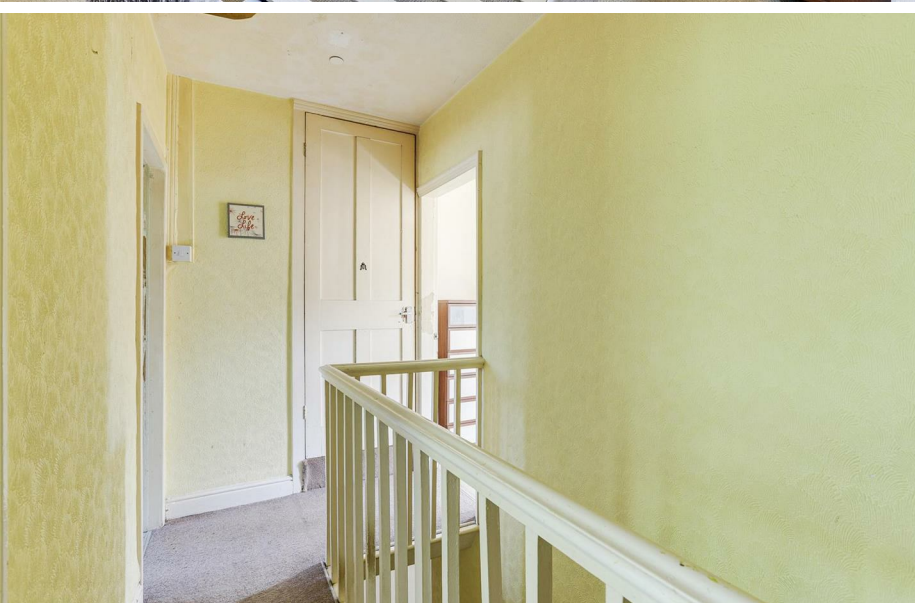
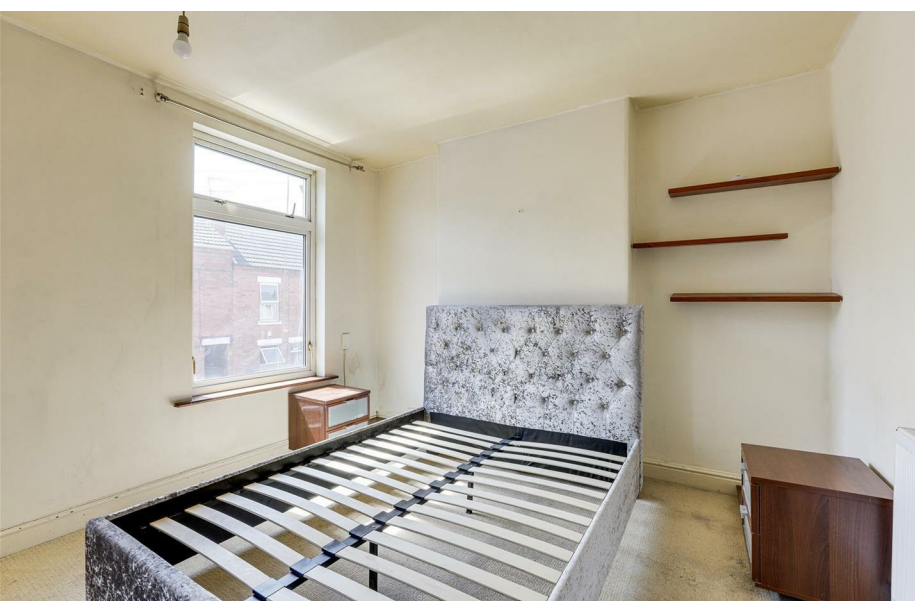


NO UPWARD CHAIN...

This mid-terraced house is ideally located close to local amenities and boasts excellent transport links into Nottingham City Centre and the surrounding areas. Being sold with no upward chain, this property is perfect for a variety of buyers. As you enter the house, you are greeted by an entrance hall that leads to a living room, a spacious dining room, and a fitted kitchen with convenient access to the rear garden. The first floor comprises two well-proportioned bedrooms and a modern three-piece bathroom suite. The second floor offers a generously sized double bedroom, providing ample space for comfortable living. Externally, the property features a small courtyard at the front, adding to its curb appeal. To the rear, there is a fenced and brick-walled yard, offering a private outdoor space for relaxation and entertainment.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'10" x 2'10" (3.61m x 0.88m)

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

Living Room

12'10" x 10'7" (max) (3.92m x 3.23m (max))

The living room has two UPVC double glazed windows to the front elevation, a radiator, a feature fireplace, coving to the ceiling, and carpeted flooring.

Dining Room

13'11" x 11'11" (max) (4.26m x 3.65m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a feature fireplace, an in-built cupboard, and carpeted flooring.

Kitchen

12'5" x 6'9" (3.80m x 2.07m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

11'8" x 5'0" (3.56m x 1.54m)

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

Bedroom One

14'0" x 10'11" (max) (4.28m x 3.34m (max))

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

Bedroom Two

9'8" x 8'8" (max) (2.95m x 2.66m (max))

The second bedroom has two UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

Bathroom

9'7" x 4'10" (2.93m x 1.49m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with central taps with a wall-mounted electric shower fixture, a radiator, and painted original floor boards.

SECOND FLOOR

Bedroom Three

13'11" x 8'10" (max) (4.25m x 2.71m (max))

The third bedroom has a Velux window, an in-built cupboard, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is a rear yard with fence panelled, 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 100Mbps

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

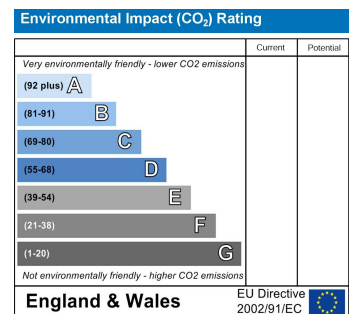
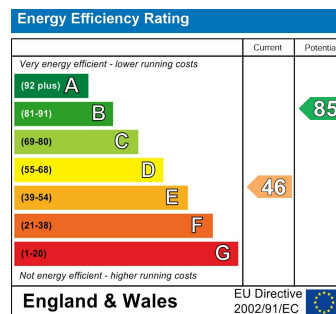
The vendor has advised the following:

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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