

HoldenCopley

PREPARE TO BE MOVED

Tilbury Rise, Cinderhill, Nottinghamshire NG8 6DE

£135,000

NO UPWARD CHAIN...

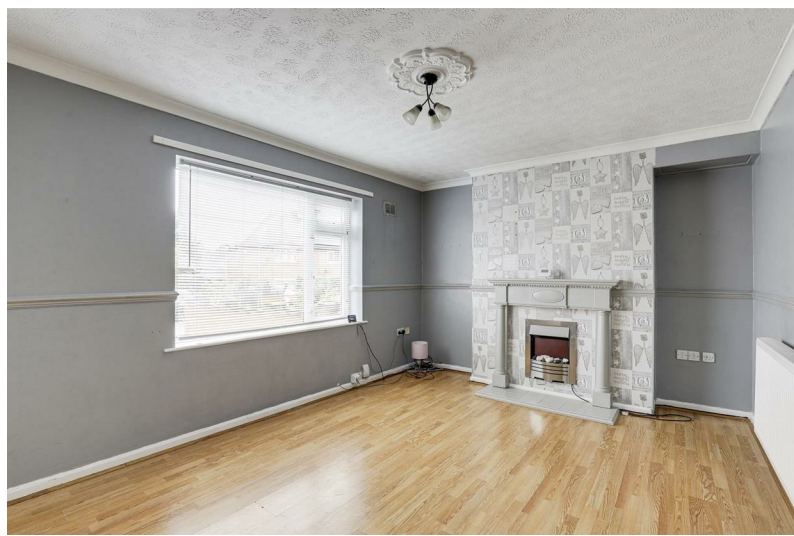
This terraced house is being sold with no upward chain, is nestled in a prime location with excellent transport links and a diverse range of local amenities. It presents an exciting opportunity for buyers looking to infuse their personal touch into a new home. The ground floor welcomes you into the entrance hall leading to a warm and welcoming living room adorned with a feature fireplace. The well-equipped fitted kitchen provides the perfect space for culinary endeavors. Upstairs, the property boasts three bedrooms, along with a tastefully designed three-piece bathroom suite. Outside, the front of the property is adorned with gravelled borders and a convenient driveway, while the rear showcases an enclosed garden featuring a patio area, a well-maintained lawn, and a secure fence panelled boundary, providing the perfect setting for outdoor relaxation and entertaining.

MUST BE VIEWED



Due to high demand on this property, we are no longer accepting viewings.

Please visit our website for more available properties.



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

GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carted stairs, an in-built base cupboard, and a UPVC door providing access into the accommodation.

Living Room

14'11" x 11'0" (4.55m x 3.36m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a feature fireplace, a TV point, and wood-effect flooring.

Kitchen

14'5" x 8'5" (4.40m x 2.57m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven and gas ring hob, a wall-mounted boiler, an in-built cupboard, space and plumbing for a washing machine, space for a fridge freezer, a radiator, tiled splashback, vinyl flooring, two UPVC double glazed windows to the rear elevation, and a single door opening to the rear garden.

FIRST FLOOR

OUTSIDE

Landing

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

Bedroom One

11'3" x 9'8" (3.43m x 2.96m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bedroom Two

9'11" x 9'8" (3.03m x 2.95m)

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

Bedroom Three

8'0" x 6'10" (2.44m x 2.09m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and underlay flooring.

Bathroom

6'5" x 6'3" (1.98m x 1.93m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is gravelled borders, and a driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, and a 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 1000Mbps

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 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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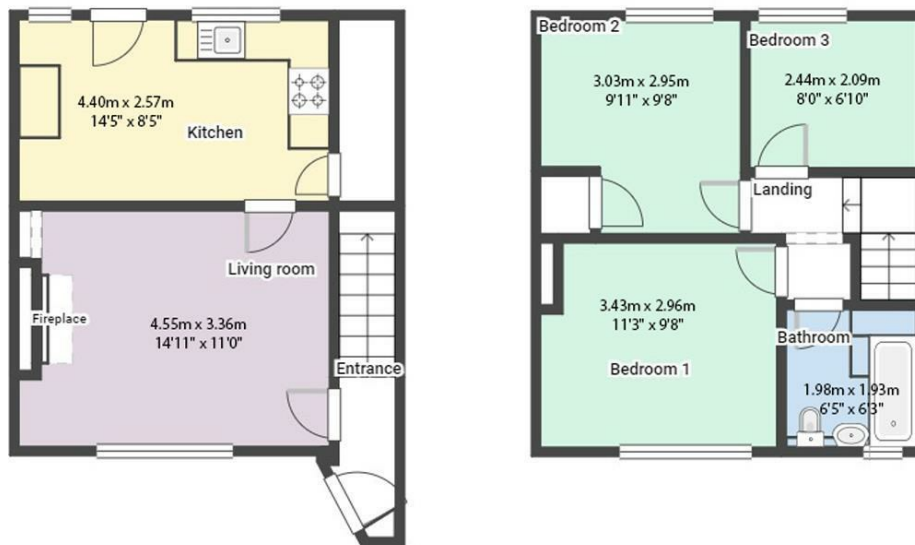
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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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