

HoldenCopley

PREPARE TO BE MOVED

Maws Lane, Kimberley, Nottinghamshire NG16 2JG

£170,000

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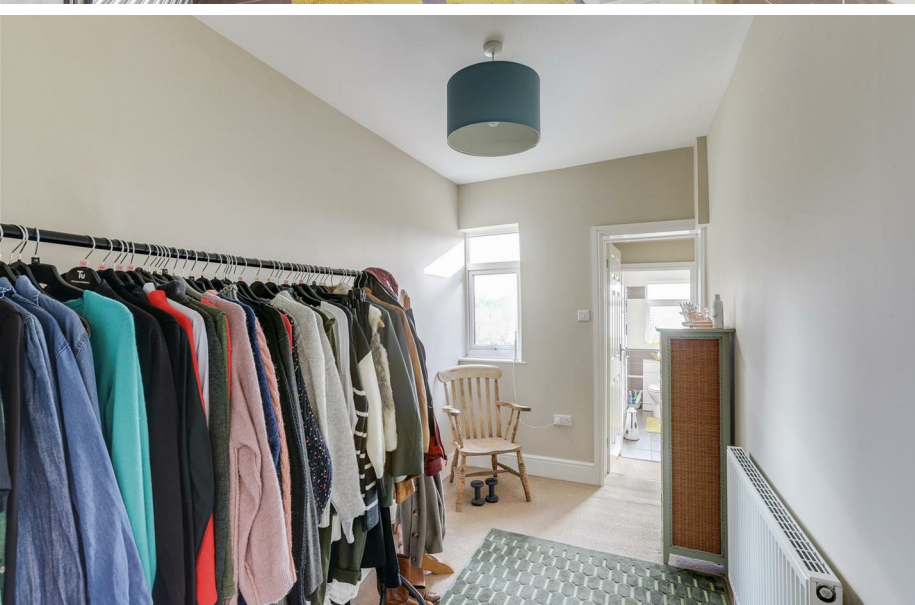


TERRACED HOUSE...

Situated in a residential area, this mid-terraced house offers a wonderful opportunity for a variety of buyers. The property is conveniently located close to a range of local amenities, including shops, schools, and excellent transport links, making everyday life effortless. Stepping inside, you are welcomed into a bright and spacious living room that flows seamlessly into the dining area. This inviting space features a charming recessed chimney alcove, which houses a cosy log burner, creating a warm and homely atmosphere. The dining room is further enhanced by double French doors that open out onto the rear garden, allowing natural light to flood the space and providing easy access to the outdoor area, and access to the fitted kitchen with a breakfast bar. Ascending to the first floor, the property offers three well-proportioned bedrooms, each providing comfortable living space. A stylish three-piece shower room serves the household, featuring modern fixtures and fittings. Externally, the front of the property presents a small courtyard area, with on-street parking available. To the rear, the enclosed garden is a true highlight, offering a perfect blend of relaxation and outdoor enjoyment. A patio area provides an ideal space for outdoor seating and entertaining, while the neatly maintained lawn is bordered by planted beds, adding a touch of greenery and charm. The garden is enclosed by a combination of fencing and a brick wall, ensuring privacy and security. Additionally, there is access to an outhouse, which benefits from a UPVC double-glazed window, a low-level flush W/C, a pedestal wash basin, lighting, and electrical connections, making it a versatile and practical space.

MUST BE VIEWED





- Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Shower Room
- Enclosed Rear Garden
- Outhouse
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

13'1" x 11'2" (max) (4.01m x 3.42 (max))
The living room has a UPVC double glazed window to the front elevation, a TV point, two fitted base units, wood-effect flooring, and a composite door providing access into the accommodation.

Dining Room

12'11" x 11'8" (max) (3.94m x 3.57m (max))
The dining room has wood-effect flooring, a radiator, a recessed a chimney breast alcove with a log burner and slate tiled hearth, and double French doors opening to the rear garden.

Kitchen

11'9" x 5'9" (3.60m x 1.76m)
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a sink and half with a swan neck mixer tap and drainer, an integrated double oven gas ring hob and extractor fan, tiled splash back, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

13'3" x 2'11" (4.05m x 0.91m)
The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

16'7" x 11'2" (5.06m x 3.42m)
The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'0" x 9'8" (max) (3.67m x 2.96m (max))
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

11'11" x 6'6" (max) (3.65m x 2.00m (max))
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Corridor

The corridor has carpeted flooring, an in-built cupboard, and access into the bathroom.

Shower Room

8'5" x 5'10" (2.59m x 1.79m)
The shower room has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and hand held shower fixture, a chrome heated towel rail, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and on-street parking.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted border, a fence and bricked wall boundary, and access into the outhouse.

Outhouse

10'6" x 6'3" (3.22m x 1.93m)
This space has a UPVC double glazed window, a low level flush W/C, a pedestal wash basin, lighting, electrics, and a door providing access to the garden.

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 1800Mbps and Upload Speed 220Mbps
- 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 - Broxtowe Borough 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:

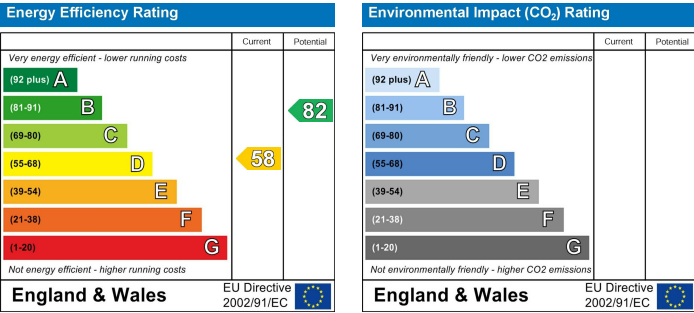
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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