

HoldenCopley

PREPARE TO BE MOVED

Whitemoor Road, Basford, Nottinghamshire NG6 0HJ

Guide Price £170,000 - £180,000

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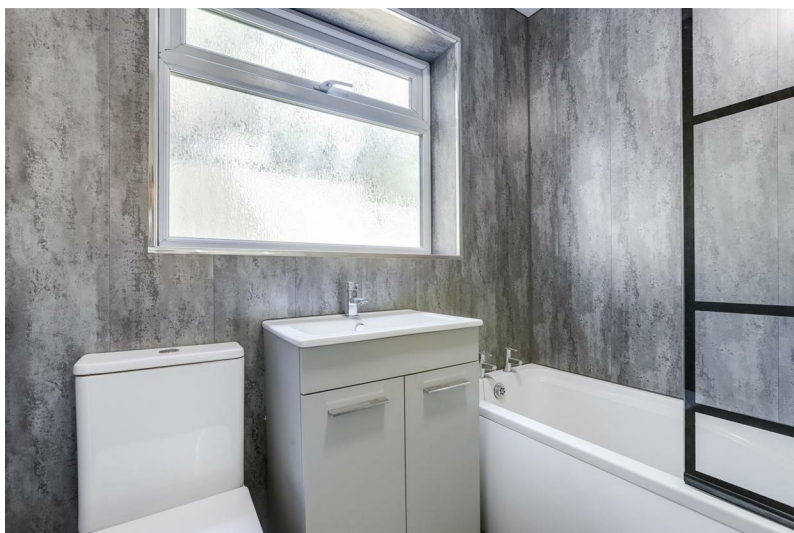


GUIDE PRICE £170,000 - £175,000

NO UPWARD CHAIN...

Built in 1912, this Edwardian mid-terrace property offers a perfect blend of period character and modern convenience. Ideally situated just a stone's throw from Nottingham City Centre, the home enjoys excellent transport links, a wide range of local amenities, well-regarded schools, and easy access to the City Hospital. The ground floor features a good-sized living room filled with natural light, leading through to a contemporary fitted kitchen/diner, perfect for both cooking and entertaining, and a unique ground floor bathroom. The entire property has been fully renovated, including a brand new kitchen, bathroom, fencing, flush-fitted wardrobes, carpets, and decor throughout. Beneath the main living space is a multi-functional basement-level cellar which boasts plenty of potential for renovation. Upstairs, the first floor hosts two generously sized double bedrooms, one of which includes a full wall of flush-fitted wardrobes for streamlined storage. The second floor is home to the master bedroom, boasting a skylight window that floods the room with light and offers access to useful eaves storage. Externally, the property features a quaint courtyard-style front garden and the added bonus of allocated parking in a car park directly across the road. To the rear, a low-maintenance paved garden with gated access provides a private, easy-care outdoor space. This characterful home combines the elegance of the Edwardian era with thoughtful modern upgrades in a convenient location.

MUST BE VIEWED





- Mid Terrace Property
- Three Double Bedrooms
- Three Storey Accommodation
- Spacious Living Room
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Versatile Cellar
- Low-Maintenance Garden
- Allocated Car Park Space
- Must Be Viewed





GROUND FLOOR

Living Room

14'7" x 11'10" (max) (4.45m x 3.63m (max))

The living room has vinyl flooring, a radiator, coving to the ceiling, a ceiling rose, a UPVC double-glazed bay window to the front elevation, an overhead UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen/Diner

15'5" x 11'10" (max) (4.70m x 3.63m (max))

The kitchen/diner has a range of shaker style base and wall units with rolled-edge worktops, an integrated oven and a gas hob with a glass splashback and an extractor fan, a stainless steel sink with a mixer tap and a drainer, space and plumbing for a dishwasher and washing machine, a waterproof splashback, vinyl flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Corridor

5'6" x 3'1" (1.70m x 0.96m)

The corridor has vinyl flooring, and a single UPVC door with integrated blinds leading out to the rear garden.

Bathroom

6'9" x 5'5" (2.07m x 1.66m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with a mixer tap and storage cabinet, a panelled bath with a mains-fed wall-mounted rainfall shower and handheld shower fixture, a glass shower screen, a chrome heated towel rail, vinyl flooring, waterproof wall panels, and a UPVC double-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar

15'4" x 12'0" (max) (4.69m x 3.66m (max))

The cellar has partially tiled floors, painted and exposed brick walls, storage shelving, and lighting.

FIRST FLOOR

Landing

11'10" x 5'6" (max) (3.63m x 1.70m (max))

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

Bedroom Two

11'11" x 11'11" (max) (3.65m x 3.64m (max))

The second bedroom has carpeted flooring, flush fitted wardrobes, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'11" x 9'6" (max) (3.64m x 2.91m (max))

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

SECOND FLOOR

Master Bedroom

12'6" x 12'4" (max) (3.82m x 3.77m (max))

The main bedroom has carpeted flooring, a radiator, access to the loft, eaves storage, and a UPVC double-glazed skylight window.

OUTSIDE

Front

To the front of the property is a courtyard style front garden, and a brick wall boundary.

Rear

To the rear of the property is a low-maintenance paved garden, with a raised planter, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

1000 Mbps (Highest available upload speed)

Phone Signal – All 4G and limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

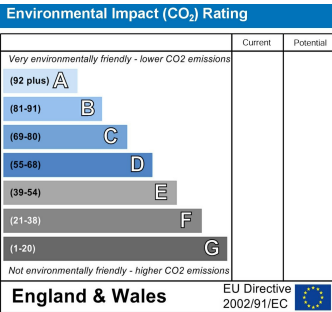
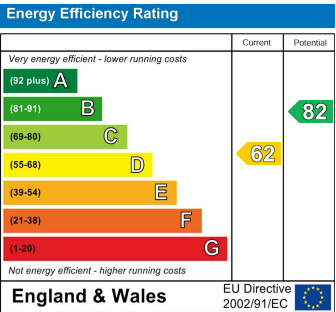
The vendor has advised the following:

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 licence 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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