

HoldenCopley

PREPARE TO BE MOVED

Ingram Road, Highbury Vale, Nottinghamshire NG6 9GS

£170,000

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NO UPWARD CHAIN...

This well-presented two-bedroom semi-detached home is available with no upward chain, offering a smooth and stress-free move for the right buyer. Inside, you'll find a spacious living room with a characterful fireplace, leading through to a modern fitted kitchen with sleek units and integrated appliances, creating a functional yet stylish space for everyday living. Upstairs, the first floor offers a generous master bedroom and a contemporary three-piece bathroom, while the second bedroom is tucked away on the top floor, ideal for guests, a home office, or additional storage. Outside, the property enjoys on-street parking and a private enclosed garden, perfect for relaxing, outdoor dining, or providing a secure space for children and pets to play. Set in a popular and well-connected location, this home is just a short distance from local shops, cafés, schools, and Bulwell Forest Golf Club, with excellent public transport links offering easy access to Nottingham City Centre and surrounding areas, ideal for commuters, first-time buyers, or anyone looking for a well-located home with plenty of convenience on the doorstep.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- On-Street Parking
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2*6" x 2*8" (0.77m x 0.82m)

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, and a single composite door proving access into the accommodation.

Living Room

14*5" x 12*2" (4.39m x 3.71m)

The living room has wood-effect flooring, coving to the ceiling, a ceiling rose, a traditional fireplace with a hearth and decorative surround, a radiator, a TV point, and a UPVC double-glazed window to the front elevation.

Kitchen

12*2" x 8*11" (3.71m x 2.72m)

The kitchen has a range of fitted wall and base units with worktops, a composite sink with a swan neck mixer tap and a drainer, and integrated oven with a gas hob and extractor fan, and integrated fridge and freezer, a radiator, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

12*2" x 5*6" (3.71m x 1.68m)

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

Master Bedroom

11*6" x 12*2" (3.51m x 3.71m)

The main bedroom has exposed wood flooring, coving to the ceiling, a traditional fireplace and tiled hearth, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

8*11" x 12*2" (2.72m x 3.71m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a splashback, a tiled panelled bath, an electric shaving point, partially tiled walls, coving to the ceiling, a radiator, wood-effect flooring, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Upper Landing

2*6" x 2*8" (0.77m x 0.82m)

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Two

8*7" x 12*2" (2.62m x 3.71m)

The second bedroom has exposed wood flooring, a half voluted ceiling, a radiator, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a low maintenance forecourt, fence panelled boundaries, and gated side access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders with various shrubs, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

- Broadband Networks - CityFibre, Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G/5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No

- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

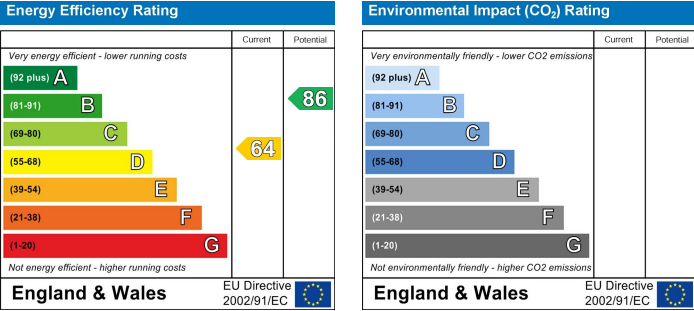
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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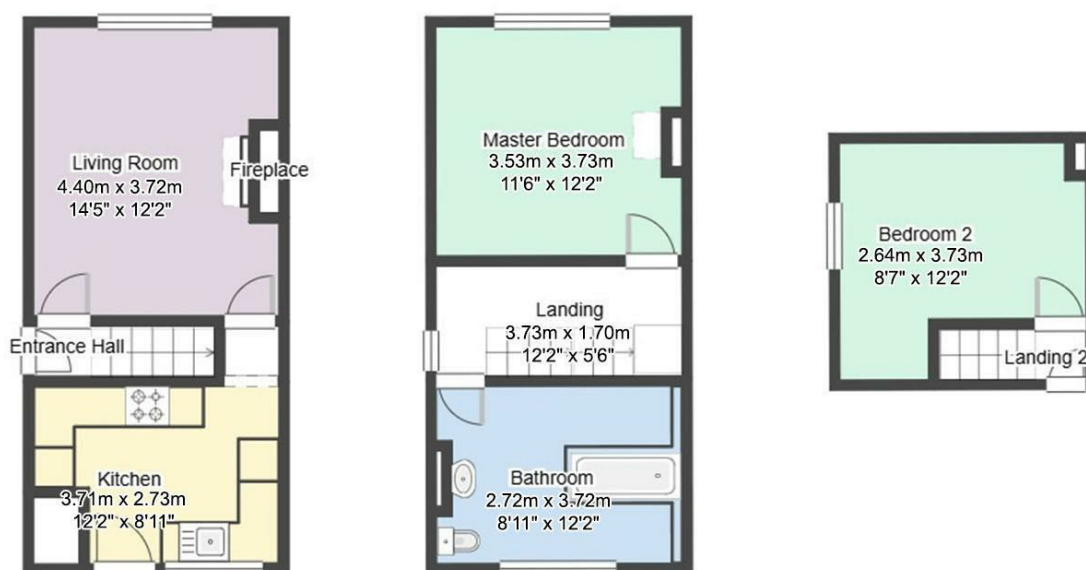
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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