

HoldenCopley

PREPARE TO BE MOVED

Nansen Street, Highbury Vale, Nottinghamshire NG6 9JE

£165,000

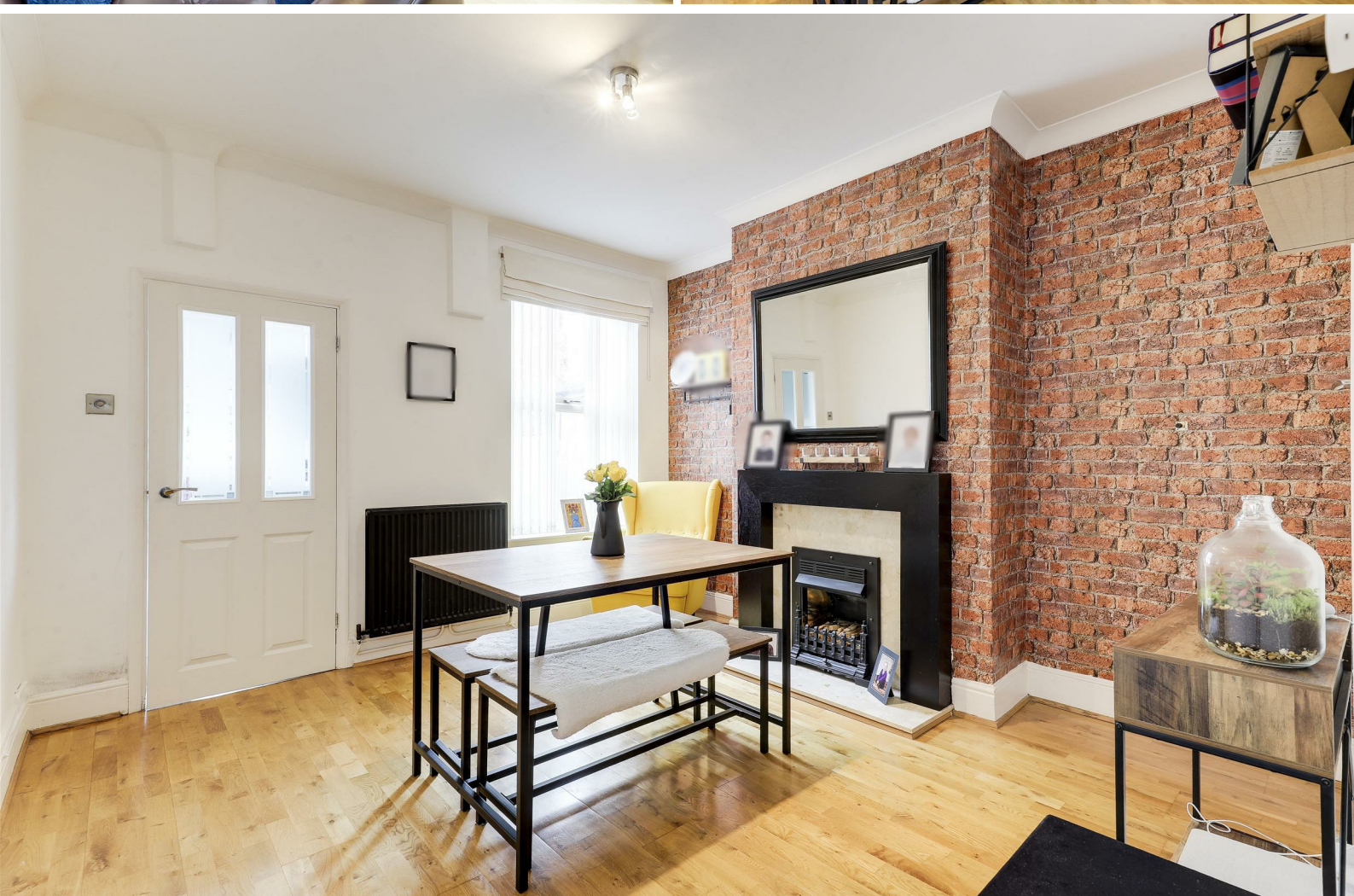
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WELL-PRESENTED THROUGHOUT...

This well-presented two-bedroom mid-terrace home is ideally situated within easy reach of a range of local amenities, including shops, excellent schools and fantastic transport links into the city centre and beyond. To the ground floor, the property boasts a spacious living room and a separate dining room – both featuring charming fireplaces – creating the perfect setting for relaxed evenings or entertaining guests. The modern fitted kitchen offers plenty of storage and is well-equipped to meet all your cooking needs. Upstairs, you'll find two generously sized double bedrooms, both enjoying plenty of natural light, along with a three-piece bathroom suite. Outside, the property benefits from on-street parking to the front, while to the rear, there is a private, low-maintenance garden with fence panelled boundaries and gated access.

MUST BE VIEWED!





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

12'3" x 11'6" (3.75 x 3.53)

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

Dining Room

15'3" x 11'6" (4.67 x 3.53)

The dining room features a UPVC double glazed window to the rear elevation, a radiator, a feature fireplace with a decorative surround and tiled hearth, coving to the ceiling, and wood-effect flooring.

Kitchen

16'4" x 6'1" (5.00 x 1.86)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, extractor fan, a radiator, Herringbone-style flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the rear garden.

BASEMENT

Cellar

The cellar has lighting, electrics, ample storage, and is split into two sections.

FIRST FLOOR

Landing

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

Master bedroom

12'3" x 11'5" (3.75 x 3.50)

The main bedroom has a UPVC double-glazed window to the front elevation, coving to the ceiling, and wood-effect flooring

Bedroom Two

12'3" x 7'10" (3.75 x 2.39)

The second bedroom has a UPVC double-glazed window to the rear, a built-in cupboard, an exposed brick chimney breast, and carpeted flooring.

Bathroom

9'4" x 4'7" (2.86 x 1.42)

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 a wall-mounted shower, recessed spotlights, a chrome heated towel rail, ceiling coving, partial waterproof wall boarding, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a courtyard, and direct kerb access.

Rear

To the rear of the property is a low-maintenance garden, with a fence panelled boundary, and gated access.

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 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.

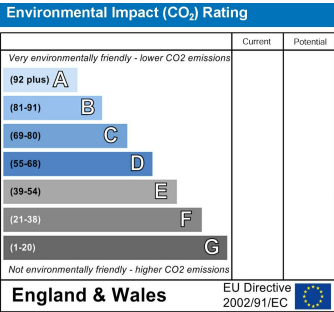
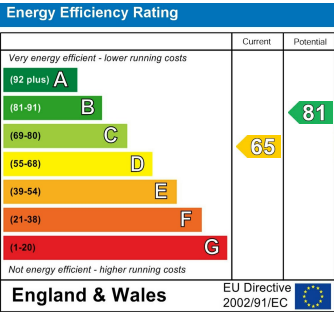
The vendor has advised the following:

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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