

HoldenCopley

PREPARE TO BE MOVED

Main Street, Blidworth, Nottinghamshire NG21 0PX

Guide Price £100,000

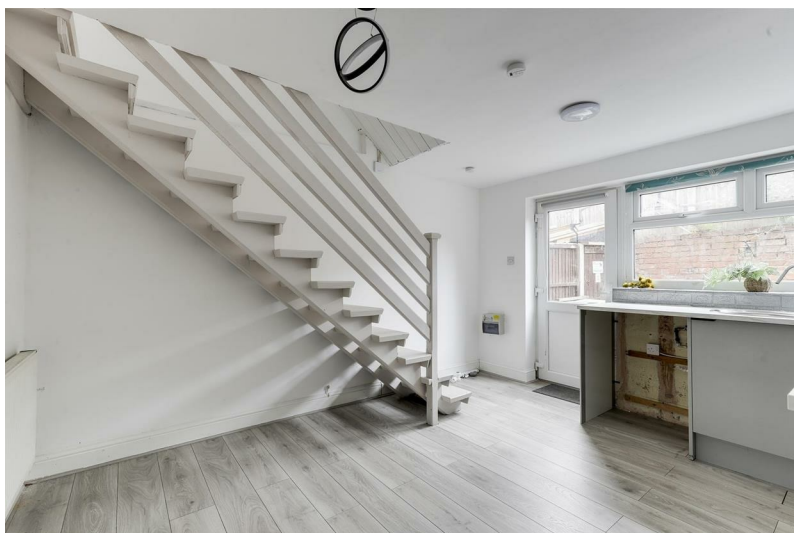
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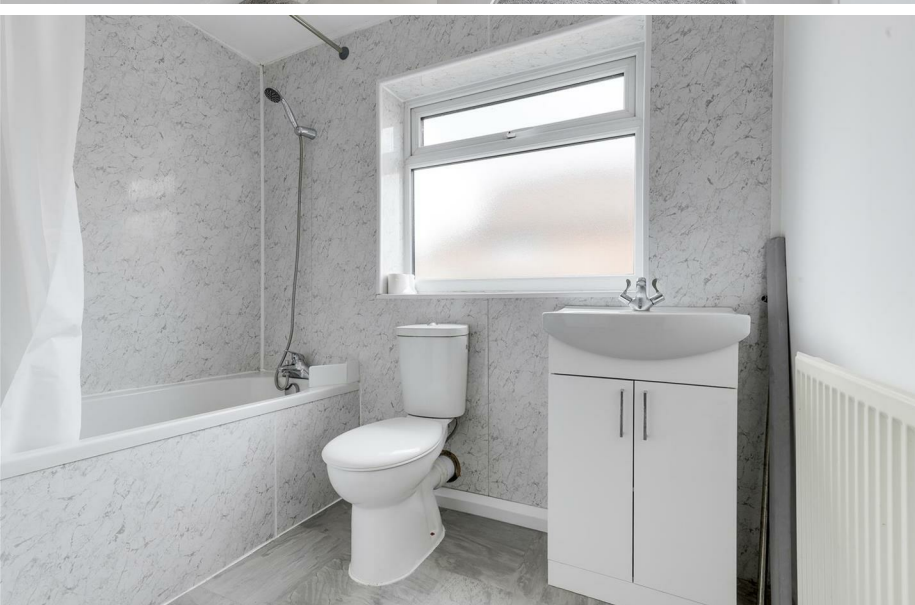
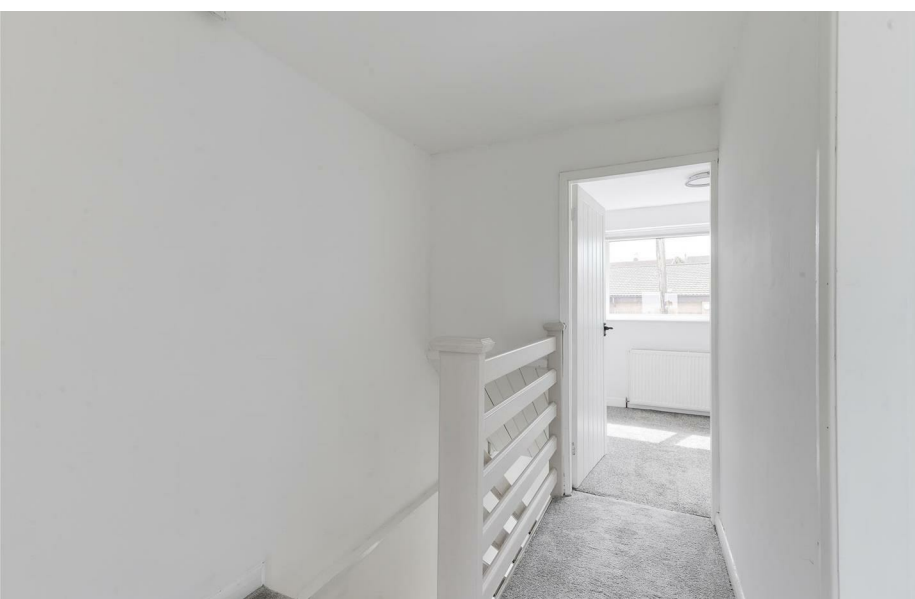


GUIDE PRICE £100,000 - £120,000
NO UPWARD CHAIN...

This well-presented end-terraced house is situated in a popular location, offering excellent access to a range of local amenities, transport links, and schools. The property is being sold with no upward chain, making it a perfect choice for first-time buyers or investors looking for a straightforward purchase. To the ground floor, the accommodation comprises a welcoming living room leading through to a fitted kitchen, which in turn provides access to the rear garden and the first-floor landing. Upstairs, there are two generously sized double bedrooms and a three-piece bathroom suite. Outside, the front of the property benefits from on-street parking and a pathway to the rear. The rear of the property boasts an enclosed courtyard-style garden with courtesy lighting, a useful shed, and gated access.

MUST BE VIEWED





- End Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- No Upward Chain
- Excellent Transport Links
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 11'6" (3.64 x 3.51)

The living room has a UPVC double glazed window to the front elevation, a radiator, wood-effect flooring, and a UPVC door providing access into the accommodation.

Kitchen

12'7" x 11'4" (3.86 x 3.46)

The kitchen has fitted base units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob, a wall-mounted boiler, a radiator, space and plumbing for a washing machine, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

7'10" x 5'10" (2.41 x 1.78)

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

Master Bedroom

11'5" x 8'6" (3.48 x 2.61)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

11'1" x 7'9" (3.40 x 2.38)

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

Bathroom

7'9" x 5'1" (2.38 x 1.57)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a paneled bath with a handheld shower fixture, a radiator, partially water proof boarding to the walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is on street parking, and access to the rear garden.

Rear

To the rear of the property is an enclosed courtyard with courtesy lighting, a shed, 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 1000Mbps and

Upload Speed 1000Mbps

Phone Signal – Some Voice coverage of 3G, 4G & 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 - Newark & Sherwood District 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.

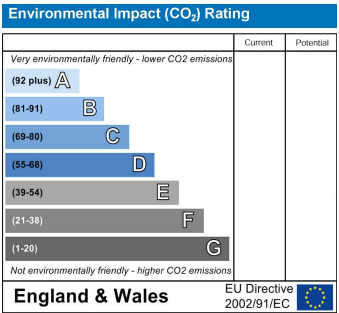
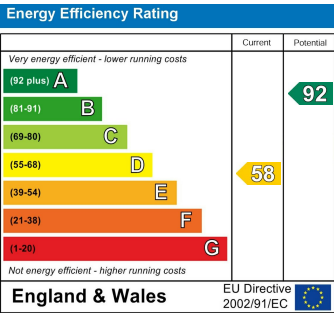
The vendor has advised the following:

Property Tenure is Freehold

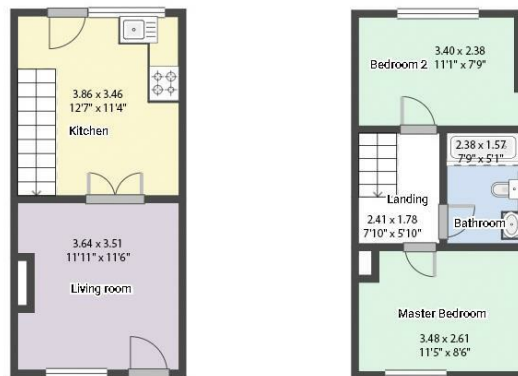
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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