

# HoldenCopley

PREPARE TO BE MOVED

Amersham Rise, Aspley, Nottinghamshire NG8 5QN

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**Guide Price £150,000 - £170,000**

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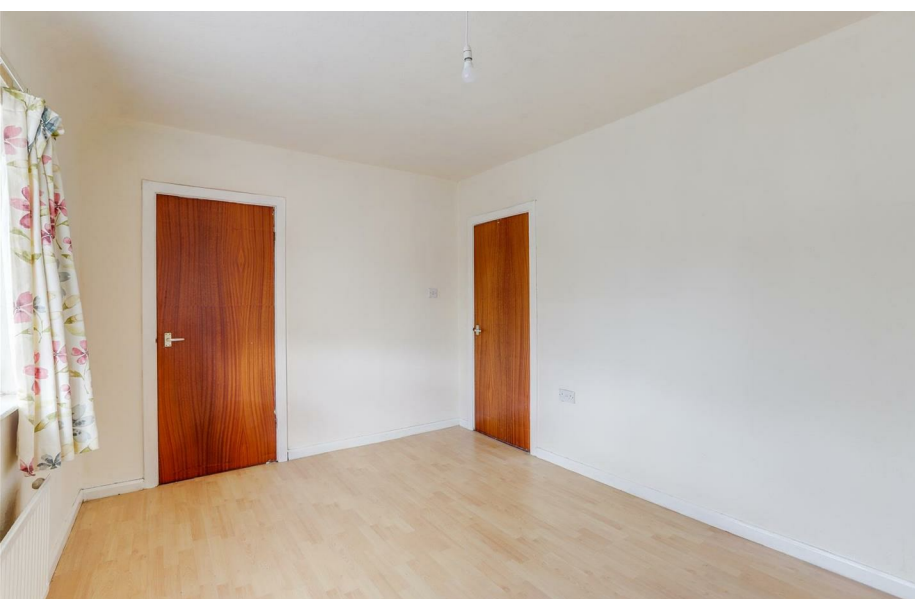
GUIDE PRICE £150,000 - £160,000

NO UPWARD CHAIN...

This two-bedroom end-terrace house is offered to the market with no upward chain and provides a fantastic opportunity for first-time buyers, investors, or anyone looking to put their own stamp on a property. Situated in a well-connected location, the property is just a short distance from a range of local amenities including shops, great schools, and convenient transport links to the City Centre and beyond. To the ground floor, the accommodation comprises an entrance, a bay-fronted reception room, and a fitted kitchen-diner benefiting from a useful pantry, offering great potential to modernise. Upstairs, the first floor hosts two double bedrooms, with the master bedroom benefiting from a walk-in wardrobe, which could be converted into an en-suite (subject to the necessary consents). There is also a wet room-style shower room and access to a boarded loft, providing additional storage or conversion potential. Outside, the property benefits from a gated driveway to the front, while to the rear, there is a private garden featuring a paved patio and lawned area. With plenty of scope for modernisation and improvement, this is a perfect project for those looking to create a home tailored to your own taste and needs.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen With Pantry
- Bay Fronted Reception Room
- Three Piece Wet Room
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Connected Location
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance

5'4" x 2'9" (1.64m x 0.84m )

The entrance has a single door providing access into the accommodation.

### Living Room

14'4" x 12'11" (max) (4.38m x 3.94m (max))

The living room has a UPVC double-glazed bay window to the front elevation, solid wood flooring, a recessed chimney breast alcove with a decorative surround, a radiator, a dado rail and coving.

### Kitchen-Diner

17'3" x 8'4" (max) (5.28m x 2.56m (max))

The kitchen-diner has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker, space for an under the counter fridge and freezer, a stainless steel sink with a drainer and a moveable swan neck mixer tap, lino flooring, a radiator, access into the pantry, UPVC double-glazed windows to the rear elevation and a single door providing access out to the garden.

### Pantry

6'10" x 2'8" (max) (2.09m x 0.83m (max))

The pantry has a UPVC double-glazed obscure window to the side elevation, tiled flooring, shelving and lighting.

### Landing

8'0" x 5'7" (max) (2.44m x 1.72m (max))

The landing has a UPVC double-glazed window to the side elevation, access into the boarded loft and provides access to the first floor accommodation.

## FIRST FLOOR

### Master Bedroom

14'2" x 9'8" (max) (4.33m x 2.97m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and access into the walk-in-wardrobe.

### Walk In Wardrobe

5'1" x 2'9" (1.57m x 0.85m )

### Bedroom Two

10'0" x 9'3" (max) (3.05m x 2.82m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, a built-in cupboard and a radiator.

### Wet Room

7'8" x 6'8" (2.35m x 2.04m )

The wet room has a low level flush W/C, a wall-mounted wash basin, a wet room style shower with an electric shower, waterproof flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front is a driveway accessed via double iron gates.

### Rear

To the rear is a private garden with a paved patio, a lawn, mature shrubs and trees and fence panelled boundaries.

## ADDITIONAL INFORMATION

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

Mbps (upload)

Phone Signal – All 4G & 5G, some 3G available

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 risk for surface water / very low for rivers & sea

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:

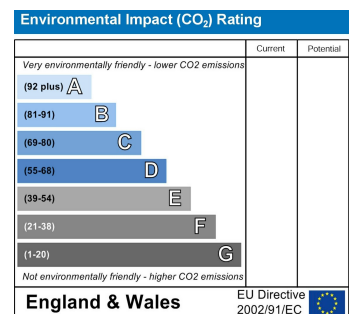
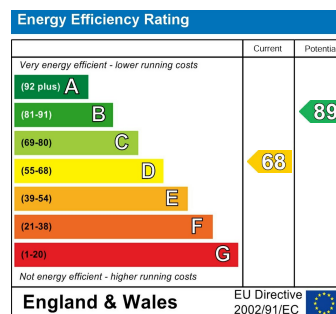
Property Tenure is Freehold

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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.

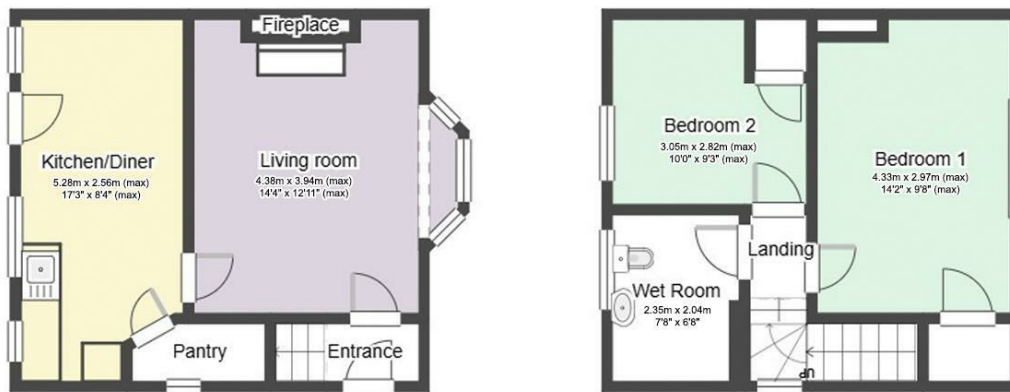
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Details are available upon request.



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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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