

HoldenCopley

PREPARE TO BE MOVED

Cheltenham Street, Old Basford, Nottinghamshire NG6 0ES

Guide Price £150,000

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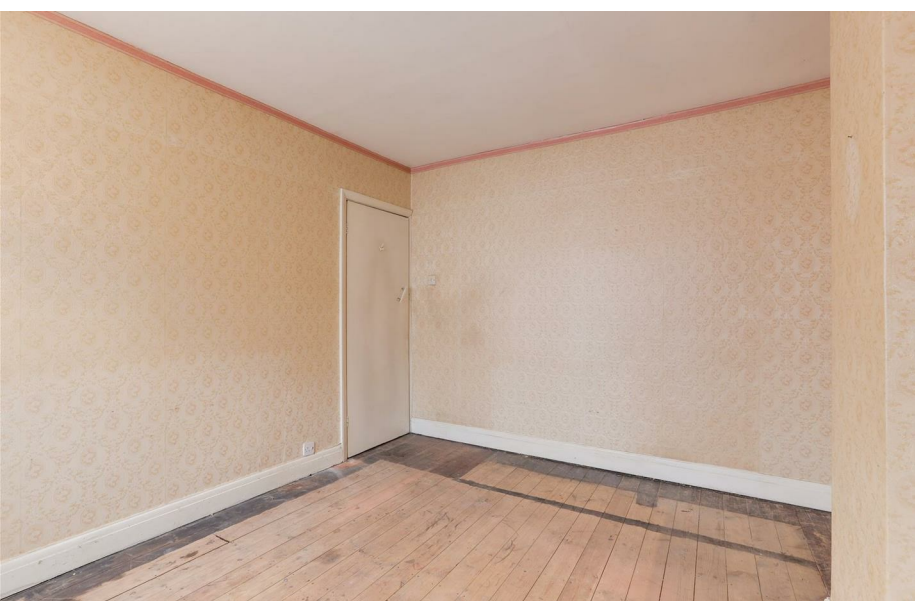
GUIDE PRICE £150,000 - £160,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this end terrace three bedroom house provides an excellent opportunity for a renovation and modernisation. Located in a convenient and well connected area, this property allows for excellent transport links, including into Nottingham City Centre, and to Nottingham City Hospital. Internally, the home offers a bay fronted living room with hardwood flooring, and a kitchen/diner with access to the rear garden. Upstairs, there are three well-proportioned bedrooms with hardwood flooring, and a three piece bathroom suite. Outside, there is availability for street parking.

MUST BE VIEWED





- End Terrace Property
- Three Bedrooms
- Bay Fronted Living Room
- Kitchen/Diner
- Three Piece Bathroom Suite
- Availability For Street Parking
- Rear Garden
- Opportunity For Modernisation
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'6" x 3'4" (max) (2.00m x 1.03m (max))
The entrance hall has a radiator and a single door providing access into the accommodation.

Living Room

13'5" x 13'4" (max) (4.09m x 4.07m (max))
The living room has hardwood flooring, an electric feature fireplace, a dado rail, and a wood-framed bay window to the front elevation.

Kitchen/Diner

15'2" x 8'11" (max) (4.64m x 2.72m (max))
The kitchen/diner has fitted base and wall units with worktops, a sink and a half with a mixer tap and drainer, partially tiled walls, a radiator, a built-in storage cupboard, two wood-framed windows to the rear elevation, and a single door leading out to the rear garden.

Pantry

5'7" x 2'11" (1.72m x 0.90m)

FIRST FLOOR

Landing

8'0" x 6'5" (max) (2.45m x 1.98m (max))
The landing has hardwood flooring, access to the loft, a wood-framed window to the side elevation, and access to the first floor accommodation.

Master Bedroom

11'10" x 10'0" (3.62m x 3.05m)
The main bedroom has hardwood flooring, a radiator, and a wood-framed window to the front elevation.

Bedroom Two

10'4" x 8'10" (3.17m x 2.71m)
The second bedroom has hardwood flooring, a radiator, and a wood-framed window to the rear elevation.

Bedroom Three

8'11" x 6'6" (max) (2.72m x 1.99m (max))
The three bedroom has hardwood flooring, a radiator, and a wood-framed window to the front elevation.

Bathroom

6'0" x 5'5" (1.83m x 1.66m)
The bathroom has a low level flush w/c, a pedestal wash basin, a panelled bath, wood-effect flooring, partially tiled walls, a radiator, and a wood-framed window to the rear elevation.

OUTSIDE

Front

To the front of the property is availability for street parking, and hedged boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 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

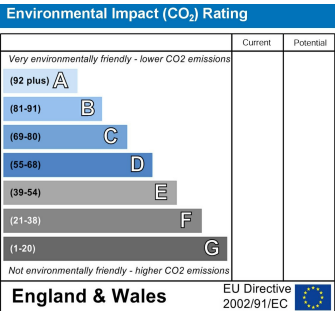
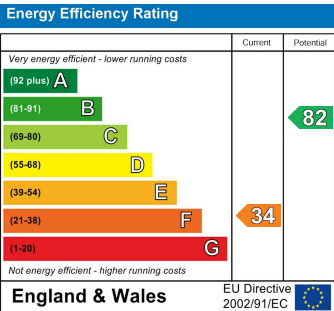
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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.





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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