

# HoldenCopley

PREPARE TO BE MOVED

Pyatt Street, The Meadows, Nottingham NG2 2LF

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**Guide Price £280,000**

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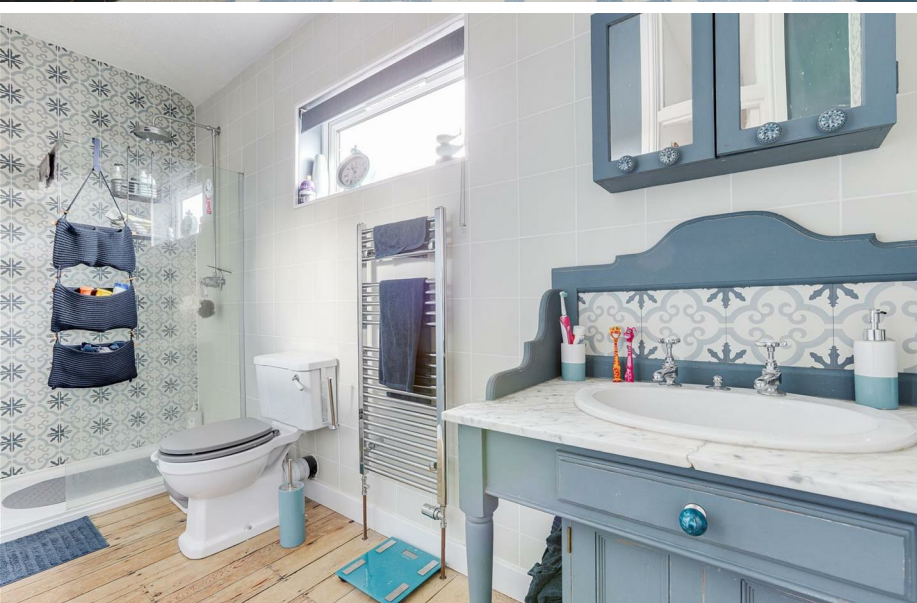


## INVESTMENT OPPORTUNITY...

This end-terraced house, strategically divided into a ground-floor one-bedroom flat, a shop, and a two-bedroom duplex apartment, offers a versatile and well-connected living space. Nestled in a central location just moments away from the lively West Bridgford Central Avenue, it enjoys proximity to an array of eateries, shops, and excellent transport links to the City Centre. The ground floor hosts a one-bedroom flat featuring a generously sized bedroom/living area, a fitted kitchen, and a three-piece bathroom suite. The adjacent shop boasts ample space and includes access to a separate W/C for added convenience. The duplex apartment, recently refurbished and well presented, showcases a modern fitted kitchen/diner with integrated appliances, a spacious living room adorned with a feature log burner, and on the upper level, two inviting double bedrooms complemented by a stylish shower room. Adding to its appeal, the property provides on-street parking at the front, enhancing accessibility for residents.

MUST BE VIEWED





- Flat, Shop & Duplex Apartment
- One Bedroom & Two Bedroom Flat
- Two Fitted Kitchens
- Two Three-Piece Bathroom Suites
- Spacious Living Room
- Business Not Included Or Affected
- To Be Sold With Tenants In Situ
- Investment Opportunity
- Central Location
- Must Be Viewed





## GROUND FLOOR

### Bedroom

12'11" x 12'11" (3.94m x 3.95m)

The bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the side elevation.

### Kitchen

13'11" x 6'4" (4.26m x 1.94m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated induction hob, an integrated oven, an extractor fan, an integrated kickboard electric heater with timer and remote control, a space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, vinyl flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

### Bathroom

6'6" x 5'8" (2.00m x 1.73m)

The bathroom has low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a shower fixture, partially tiled walls, an extractor fan, a plinth-mounted electric heater, tiled flooring and a Velux window.

## COMMERCIAL UNIT

### Shop

13'1" x 12'9" (4.00m x 3.89m)

The shop has laminate wood-effect flooring, a radiator, a picture rail, two windows to the front elevation and a single door providing access into the shop.

### W/C

2'4" x 6'8" (0.72m x 2.04m)

This space has a low level dual flush W/C, a wall-mounted wash basin with a tiled splashback, an extractor fan and laminate wood-effect flooring.

### Store Room

12'11" x 12'11" (3.94m x 3.95m)

This space and laminate wood-effect flooring, space and plumbing for a washing machine and additional space for storage.

## FIRST FLOOR

### Entrance Stair Well

12'8" x 3'1" (3.88m x 0.94m )

The entrance has carpeted flooring, and a single composite door providing access into the accommodation.

### Kitchen/Diner

16'0" x 12'10" (max) (4.90m x 3.92m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated gas hob, an integrated double oven, an integrated fridge freezer, an integrated microwave, an integrated wine cooler, an extractor fan, laminate wood-effect flooring, a vertical radiator and three UPVC double-glazed windows.

### Living room

15'5" x 12'5" (max) (4.70m x 3.81m (max))

The living room has carpeted flooring, a picture rail, a feature log burner and two UPVC double-glazed windows.

## SECOND FLOOR

### Landing

8'1" x 2'6" (2.47m x 0.78m )

The landing has original wood flooring and access to the first floor accommodation.

### Master Bedroom

15'4" x 12'8" (max) (4.69m x 3.88m (max))

The main bedroom has carpeted flooring, a radiator, a picture rail and two UPVC double-glazed windows.

### Bedroom Two

11'2" x 9'2" (max) (3.41m x 2.81m (max))

The second bedroom has carpeted flooring, a radiator, access to the loft and a UPVC double-glazed window.

### Shower Room

12'11" x 4'7" (3.94m x 1.40m )

The shower room has a low level flush W/C, a vanity storage unit with a wash basin, original wood flooring, a walk-in shower enclosure with an overhead rainfall shower, a radiator, partially tiled walls, an extractor fan, original wood flooring and a UPVC double-glazed obscure window.

## OUTSIDE

### Front

The front of the property has access to on-street parking.

### Rear

The rear of the property provides access to the ground floor flat, valuable outside space and communal access to the waste bins.

## 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.

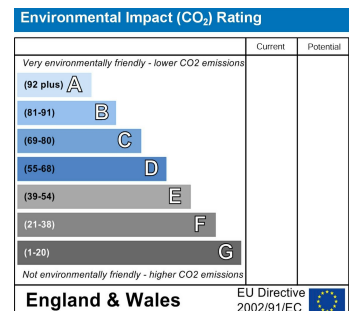
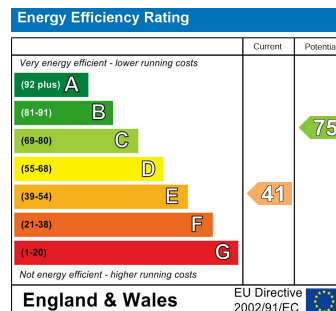
The vendor has advised the following:

Property Tenure is Freehold

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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