

HoldenCopley

PREPARE TO BE MOVED

Bathley Street, The Meadows, Nottinghamshire NG2 2LH

£170,000

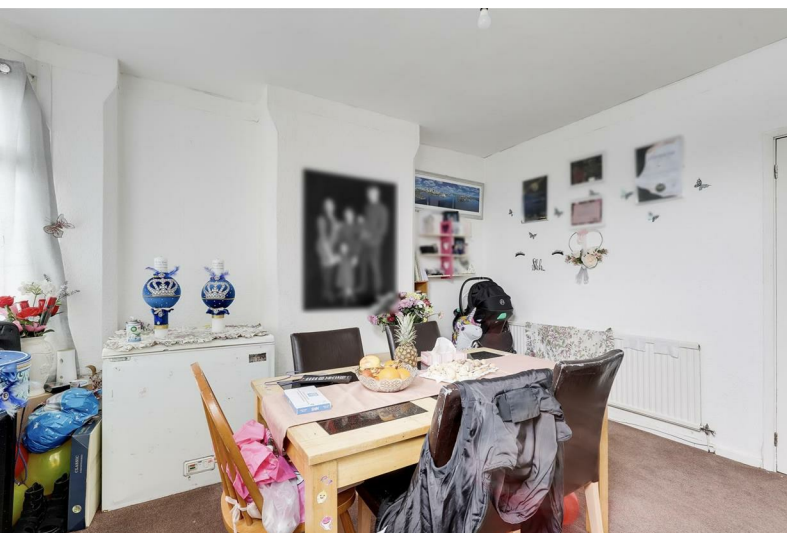
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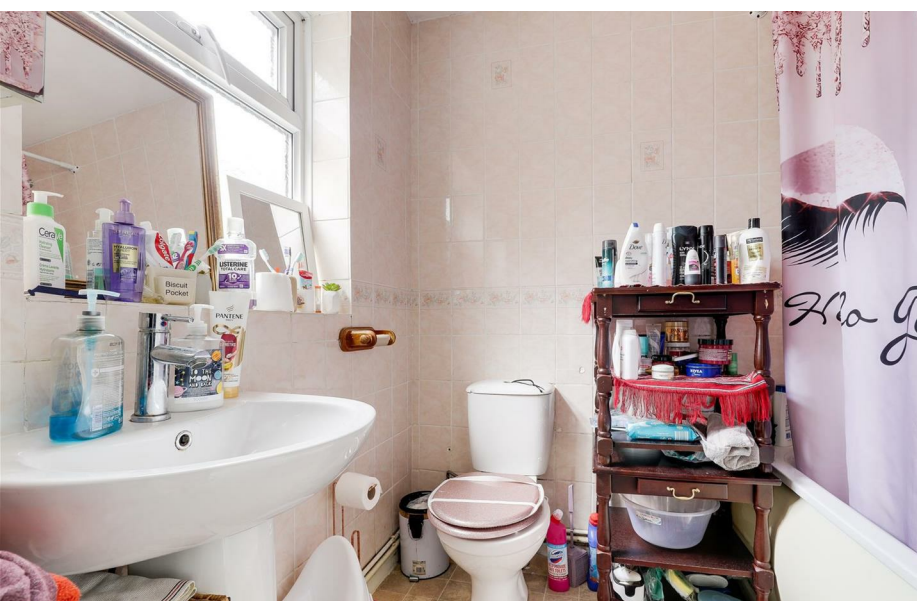


IDEAL FOR A RANGE OF BUYERS...

Introducing this mid-terraced property which offers the flexibility of being sold with tenants insitu or vacant, allowing you to tailor the purchase to your preference. Nestled in a sought-after location, this three-bedroom residence awaits your personal touch. The ground floor boasts a bay-fronted dining room, a spacious living area, a fitted kitchen and a convenient three-piece bathroom suite. Ascend to the first floor to discover two generously sized bedrooms, while the second floor unveils a versatile third bedroom, offering flexible accommodation options. Outside, on-street parking provides convenience, while a quaint courtyard-style garden awaits transformation into a tranquil outdoor retreat. Nestled in a sought-after locale, its convenience is unrivalled, being in close proximity to local treasures such as the picturesque Embankment and the tranquil River Trent, while maintaining effortless accessibility to the vibrant City Centre. Don't miss this chance to transform this property into your dream home or lucrative investment opportunity.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Bay-Fronted Dining Room
- Living Room
- Kitchen
- Ground Floor W/C
- On-Street Parking
- Courtyard-Style Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Dining Room

13'9" x 11'9" (4.21 x 3.60)

The dining room has carpeted flooring, a radiator, a bay-fronted living room and a single UPVC door providing access into the accommodation

Living Room

14'10" x 11'9" (4.53 x 3.60)

The living room has carpeted flooring, an in-built storage cupboard, a radiator and a window to the rear elevation

Kitchen

12'0" x 6'7" (3.67 x 2.03)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and a swan neck mixer tap, space for an oven, space and plumbing for a washing machine, a wall-mounted boiler and a window to the side elevation

Passage

6'7" x 2'8" (2.02 x 0.83)

The passage has space for a fridge freezer and a single door providing access to the rear garden

Bathroom

6'9" x 6'4" (2.06 x 1.95)

The bathroom has a low-level flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath, a radiator, tiled walls and an obscure window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Master Bedroom

11'10" x 11'2" (3.62 x 3.42)

The master bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a window to the front elevation

Bedroom Two

11'10" x 11'9" (3.62 x 3.60)

The second bedroom has carpeted flooring, two in-built storage cupboards, a radiator and a window to the rear elevation

SECOND FLOOR

Bedroom Three

14'11" x 11'9" (4.55 x 3.60)

The third bedroom has carpeted flooring, a radiator, storage in the eaves and a window to the rear elevation

OUTSIDE

Front

To the front of the property is a low-maintenance garden and access to on-street parking

Rear

To the rear of the property is a courtyard-style garden

ADDITIONAL INFORMATION

The property is connected to the mains water supply.

The property is connected to the mains gas supply.

The property is connected to the mains electricity supply.

The property does not have a septic tank.

The property isn't in a high-risk flood area.

The property has not flooded in the past 5 years.

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.

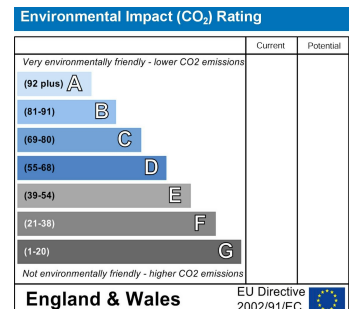
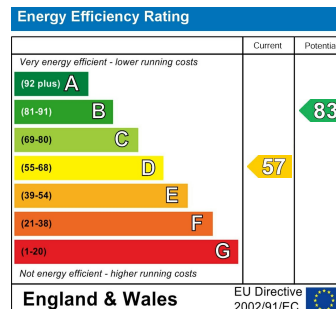
The vendor has advised the following:

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.

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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