

# HoldenCopley

PREPARE TO BE MOVED

Pyatt Street, The Meadows, Nottinghamshire NG2 2LD

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Guide Price £200,000 - £220,000

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IDEAL FOR A RANGE OF BUYERS...

Welcome to this three-bedroom mid-terraced house nestled in a sought-after neighbourhood. As you step through the entrance hall, you're greeted by the bay-fronted living room. The fitted kitchen offers ample space for culinary adventures, while the convenient three-piece bathroom suite on the ground floor adds practicality to daily routines. Ascending to the first floor, you'll discover two generously sized bedrooms, each promising cosy retreats for family members or guests. The journey continues to the second floor, where the master bedroom awaits with its own en-suite. Outside, the property boasts on-street parking for added convenience and a private enclosed low-maintenance garden, perfect for soaking up the sunshine. Located in The Meadows just a stone's throw away from the vibrant West Bridgford Central Avenue benefiting from a wide range of eateries, shops and excellent transport links into the City Centre. With its blend of comfort, convenience and contemporary living, this home offers an ideal canvas for crafting cherished memories.

NO UPWARD CHAIN!





- Mid-Terraced House
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- On-Street Parking
- Private Enclosed Low-Maintenance Garden
- Popular Location
- No Upward Chain





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, coving to the ceiling and a single UPVC door providing access into the accommodation

### Living Room

8'3" x 14'7" (2.52m x 4.45m)

The living room has wood-effect flooring, a radiator, coving to the ceiling and a bay window to the front elevation

### Dining Room

12'5" x 11'10" (3.79m x 3.62m)

The dining room has carpeted flooring, a feature fireplace with a decorative surround, an in-built storage cupboard, a radiator, coving to the ceiling and a window to the rear elevation

### Kitchen

16'7" x 6'1" (5.07m x 1.86m)

The kitchen has a range of fitted base and wall units and worktops, a stainless steel sink and half with a drainer, an integrated double oven, an integrated gas hob, an extractor hood, an integrated freezer with a high-level fridge, space for a second fridge or an additional appliance, space and plumbing for a washing machine, a wall-mounted boiler, tiled splashback, a radiator, tiled flooring, recessed spotlights, a UPVC double glazed window to the side elevation and a single door providing access to the rear garden

### Bathroom

7'6" x 5'6" (2.29m x 1.69m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a shower screen, partially tiled walls, tiled flooring, a radiator, recessed spotlights and a UPVC double glazed window to the side elevation

## FIRST FLOOR

### Landing

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

### Bedroom Two

11'11" x 12'1" (3.64m x 3.69m)

The second bedroom has wood-effect flooring, an original Victorian cast-iron fireplace with a tiled hearth, a radiator, coving to the ceiling and a window to the front elevation

### Bedroom Three

10'0" x 11'11" (3.06m x 3.64m)

The third bedroom has wood-effect flooring, an original Victorian cast-iron fireplace with a tiled hearth, a radiator, coving to the ceiling and a window to the rear elevation

## SECOND FLOOR

### Bedroom One

11'10" x 14'11" (3.63m x 4.57m)

The main bedroom has wood-effect flooring, an original Victorian cast-iron fireplace with a tiled hearth, a radiator, coving to the ceiling, access to the en-suite and a window to the front elevation

### En-Suite

7'3" x 11'9" (2.21m x 3.60m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower fixture, fitted base units, partially tiled walls, a radiator and a Velux window

## OUTSIDE

### Front

To the front of the property there is access to on-street parking

### Rear

To the rear of the property is a private enclosed low-maintenance garden and panelled fencing

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – No

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

## 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.

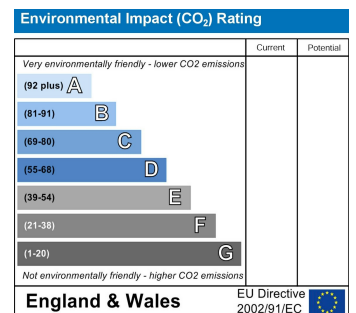
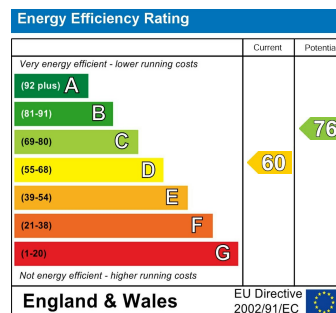
The vendor has advised the following:

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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