

# HoldenCopley

PREPARE TO BE MOVED

Stavely Way, Gamston, Nottinghamshire NG2 6UH

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Guide Price £200,000 - £210,000

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NO UPWARD CHAIN...

Introducing this two-bedroom mid-terraced house that presents a remarkable opportunity for new buyers seeking a blank canvas to make their mark. This property is being offered with no upward chain, ensuring a smooth and hassle-free transition into your new home. Upon entering, you are welcomed by a ground floor that offers a well-structured layout. The entrance sets the tone for what's to come. The spacious living room provides an excellent space for relaxation and entertainment, while the fitted kitchen is a versatile hub for culinary endeavours. Additionally, a convenient W/C on this level adds to the practicality of the home. Venturing to the first floor, you will discover two generously proportioned bedrooms, each ready to accommodate your personal touch and preferences. A three-piece bathroom suite ensures your comfort and convenience. Outside, the property benefits from a communal car park, relieving you of any parking concerns. Situated in an exclusive and highly sought after residential location, within easy reach of West Bridgford town centre boasting a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to The West Bridgford School and many more.

MUST BE VIEWED



- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Communal Car Park
- No Upward Chain
- Popular Location
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

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

### Living Room

11'5" x 15'10" (3.50m x 4.85m)

The living room has carpeted flooring, an in-built storage cupboard, two radiators, a UPVC double glazed window and is open plan to the kitchen

### Kitchen

9'0" x 5'9" (2.75m x 1.77m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated double oven, an integrated gas hob, an extractor hood, recessed spotlights, tiled splashback and tiled flooring

### W/C

3'2" x 5'7" (0.98m x 1.71m)

This space has a low-level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator, tiled flooring and a UPVC double glazed obscure window

## FIRST FLOOR

### Landing

7'9" x 9'1" (2.37m x 2.77m)

The landing has carpeted flooring, an in-built storage cupboard and provides access to the loft and first floor accommodation

### Bedroom One

9'11" x 10'6" (3.03m x 3.22m)

The main bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window

### Bedroom Two

13'7" x 6'10" (4.16m x 2.09m)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window

### Bathroom

6'4" x 5'5" (1.94m x 1.67m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with central taps and a wall-mounted shower fixture, a shower screen, a radiator, tiled flooring, partially tiled walls and recessed spotlights

## OUTSIDE

Outside there is access to communal parking

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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

Service Charge for Parking in the year marketing commenced £297.51

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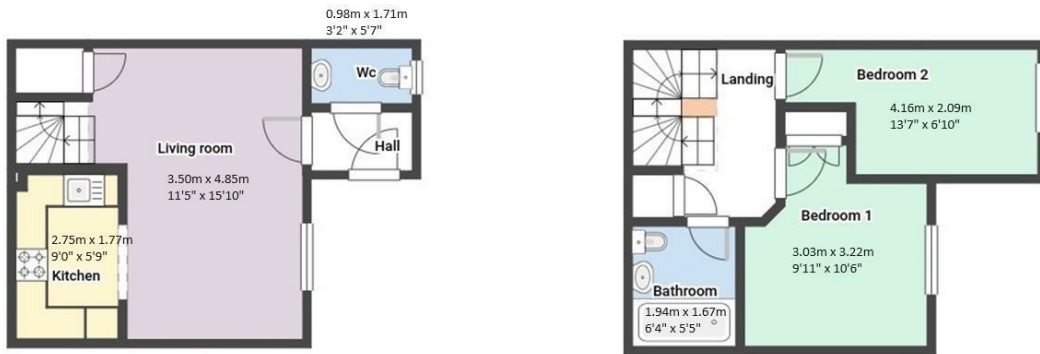
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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.

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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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