

HoldenCopley

PREPARE TO BE MOVED

Woodward Street, The Meadows, Nottinghamshire NG2 2LB

Guide Price £230,000 - £240,000

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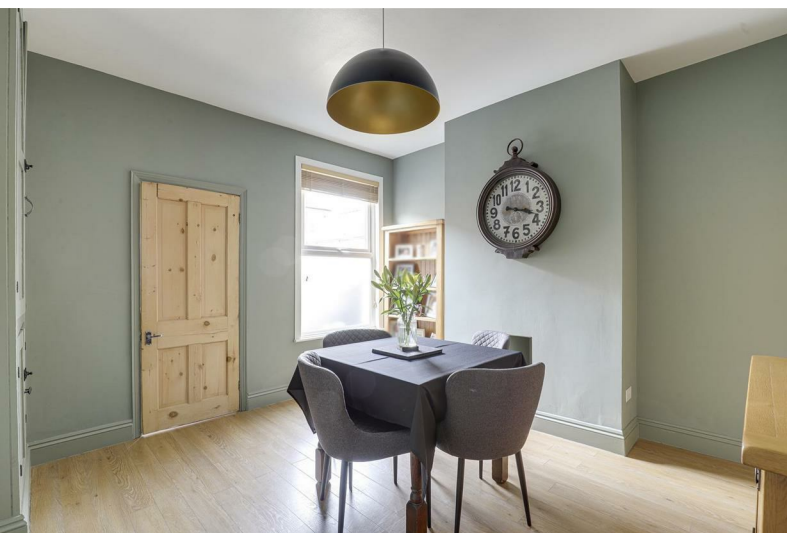


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WELL-PRESENTED THROUGHOUT...

Nestled in a popular location, just a stone's throw away from the vibrant City Centre, this mid-terraced house stands as a beacon of charm and comfort. Spanning across three inviting levels, the property exudes a sense of spaciousness, whilst being exceptionally well-presented throughout. Positioned conveniently, residents enjoy easy access to an array of local attractions, including The River Trent and the picturesque Embankment, all within arm's reach. The residence is a haven for families, benefiting from proximity to excellent schools and a plethora of amenities. The ground floor welcomes guests with two inviting reception rooms, perfect for entertaining, complemented by a practical galley-style kitchen and a convenient W/C. Ascending to the first floor reveals two generously-sized double bedrooms, each offering a retreat of peace and relaxation. On the second floor, a delightful surprise awaits with another well-appointed bedroom featuring built-in wardrobes, accompanied by a newly fitted shower suite, promising modern convenience and comfort. Outside, the property boasts permit parking to the front, ensuring convenience for residents, while a private low-maintenance courtyard to the rear offers a serene outdoor space for relaxation.

MUST BE VIEWED





- Three-Storey Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Galley Style Kitchen
- Ground Floor W/C
- Newly-Fitted Bathroom Suite
- Ample Storage Space
- Low Maintenance Courtyard
- Permit Parking
- Close To City Centre





GROUND FLOOR

Living Room

13'10" x 11'6" (4.22m x 3.52m)

The living room has wood-effect flooring, a radiator, a TV point, a cast-iron feature fireplace with a tiled hearth, coving to the ceiling, and a single door providing access into the accommodation.

Hall

The hall has wood-effect flooring and carpeted stairs.

Dining Room

12'0" x 11'6" (3.66m x 3.52m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, original fitted cupboards, an in-built under-stair cupboard, and a radiator.

Kitchen

16'3" x 6'0" (4.96m x 1.85m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a dishwasher and washing machine, space for a fridge freezer, tiled flooring, tiled splashback, a wall-mounted boiler, three UPVC double-glazed windows to the side elevation, and a single door to access the garden.

W/C

This space has a concealed dual flush W/C, a sunken wash basin with fitted storage underneath, a radiator, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

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

Bedroom One

11'6" x 11'7" (3.51m x 3.54m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an original open fireplace with a tiled hearth, an in-built cupboard, and a radiator.

Bedroom Two

11'6" x 9'6" (3.53m x 2.92m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an original open fireplace with a tiled hearth.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Three

10'7" max x 8'2" max (3.23m max x 2.51m max)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted wardrobes with drawers, and an original open fireplace with a tiled hearth.

Bathroom

11'5" x 10'9" (3.48m x 3.30m)

The bathroom has a low level flush W/C, a vanity unit wash basin with fitted storage, a walk-in double shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, vinyl flooring, a radiator, wall-mounted chrome towel rails, eaves storage, and a skylight window.

OUTSIDE

Front

To the front of the property is permit parking.

Rear

To the rear of the property is a low maintenance courtyard with an outdoor tap, raised planters, a lockable shed, fence panelling, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
 Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)
 100 Mbps (Highest available upload speed)
 Phone Signal – Good coverage for 3G / 4G / 5G available
 Electricity – Mains Supply
 Water – Mains Supply
 Heating – Gas Central Heating – Connected to Mains Supply
 Septic Tank – No
 Sewage – Mains Supply
 Flood Risk – No flooding in the past 5 years
 Low risk of flooding
 Non-Standard Construction – No
 Any Legal Restrictions – No
 Other Material Issues – No
 Parking Permits - 2 x permanent pass available, 1 x guest pass - 1st permit is free, the 2nd is approx £30 and for the 3rd it is approx £50

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.