

HoldenCopley

PREPARE TO BE MOVED

Collygate Road, The Meadows, Nottinghamshire NG2 2EJ

Guide Price £190,000 - £200,000

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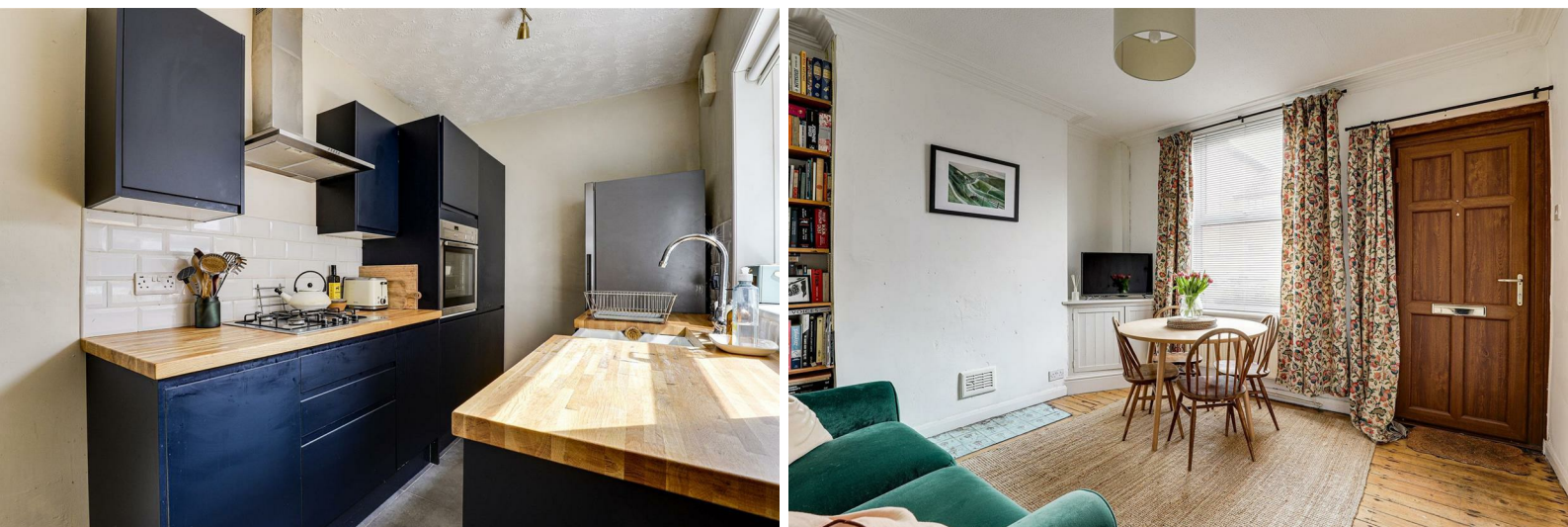


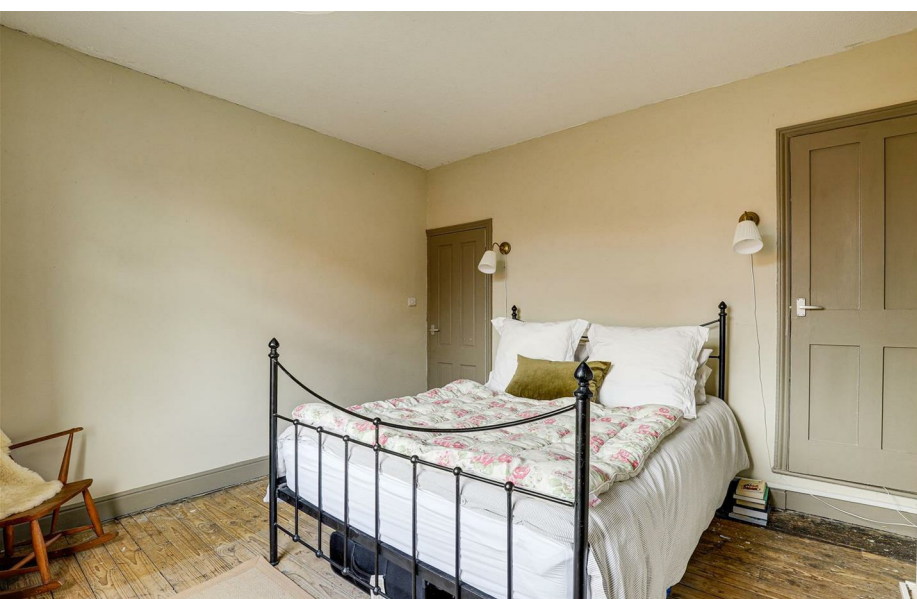
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BURSTING WITH CHARACTER...

This impeccably presented two-bedroom mid-terraced house stands as a shining example of tasteful design and meticulous upkeep, making it an irresistible prospect for both first-time buyers and investors alike. Nestled in a convenient location with easy access to local amenities, including the picturesque River Trent and embankment, as well as seamless transport links into the City Centre, convenience is at the forefront of this property's appeal. Upon entry, the ground floor reveals a welcoming dining room, a cosy living room and a contemporary fitted kitchen adorned with wooden worktops, offering both style and functionality. Ascending to the first floor, two generously proportioned bedrooms await, providing comfortable retreats for rest and relaxation, all serviced by a modern shower suite for added convenience. Outside, permit parking is available to the front, while a low maintenance courtyard at the rear beckons with its promise of alfresco enjoyment, completing the allure of this exceptional residence.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Stylish Fitted Kitchen
- Three-Piece Shower Suite
- Storage Space
- Low Maintenance Garden
- Re-Decorated Throughout
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Dining Room

12'0" x 11'4" (3.66m x 3.46m)

The dining room has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a fitted base unit, a radiator, coving to the ceiling, and a single wood-effect UPVC door providing access into the accommodation.

Living Room

15'3" x 12'0" (4.65m x 3.66m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a tiled hearth, and an in-built cupboard.

Kitchen

12'2" x 6'9" (3.71m x 2.08m)

The kitchen has a range of fitted base and wall units with wooden worktops, a Belfast sink with a swan neck mixer tap, an integrated oven, a four-ring gas hob with an extractor fan, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, a radiator, a UPVC double-glazed window to the side elevation, and a single wood-effect UPVC door providing access to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor accommodation.

Bedroom One

11'4" x 12'0" (3.46m x 3.67m)

The first bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a radiator, and an in-built cupboard.

Bedroom Two

9'1" x 12'1" (2.78m x 3.70m)

The second bedroom has a UPVC double-glazed window to the rear elevation, exposed wooden flooring, and a radiator.

Bathroom

11'11" x 6'3" (3.64m x 1.93m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, an electrical shaving point, a walk-in shower enclosure, wood-effect flooring, a heated towel rail, a radiator, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is permitted on-street parking and to the rear is a low maintenance patio garden with raised planters, courtesy lighting, outdoor tap, an external double electrical plug socket, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Mostly 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

In terms of the permit parking, last time it was free for residents and you can apply for additional visitor permits.

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.

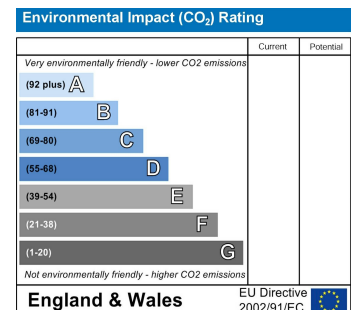
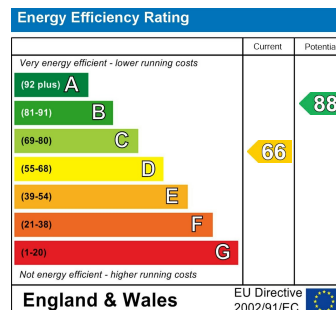
The vendor has advised the following:

Property Tenure is Freehold

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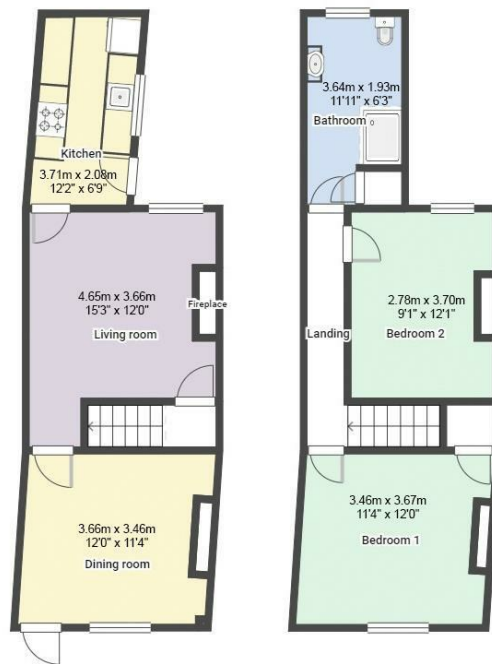
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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