

# HoldenCopley

PREPARE TO BE MOVED

Green Street, The Meadows, Nottinghamshire NG2 2LA

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£220,000



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## SPACIOUS MID-TERRACED HOUSE...

Step into this three-bedroom mid-terraced house, a blank canvas awaiting your personal touch. The ground floor boasts a spacious living room, perfect for relaxing evenings, a dining room ideal for entertaining guests, a fitted kitchen, alongside a convenient utility room and W/C for added practicality. Ascend to the first floor to discover a generously sized main bedroom and a four-piece bathroom suite. The second floor hosts two additional bedrooms, providing ample space for family or guests. Outside there is permitted on-street parking and to the rear is a private enclosed courtyard-style garden, offering a serene outdoor retreat. Situated in a popular location close to local amenities such as shops, eateries, Victoria Embankment and Memorial Gardens, excellent transport links and is within walking access of both West Bridgford Town Centre and Nottingham City Centre. With its versatile layout and potential for customisation, this property presents an exciting opportunity to create your dream home.

MUST BE VIEWED







- Mid-Terraced House
- Three Bedrooms
- Two Spacious Living Rooms
- Fitted Kitchen With A Separate Utility Room
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Permitted On-Street Parking
- Private Enclosed Courtyard-Style Garden
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Living Room

11'9" x 11'5" (3.59m x 3.48m)

The living room has carpeted flooring, a recessed chimney breast alcove, a radiator, coving to the ceiling, two UPVC double glazed windows to the front elevation and a single door providing access into the accommodation

### Dining Room

12'11" x 11'5" (3.94m x 3.48m)

The dining room has carpeted flooring, an exposed brick recessed chimney breast alcove, a radiator and a window to the rear elevation

### Kitchen

6'4" x 10'3" (1.94m x 3.14m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, tiled splashback, tiled flooring, a radiator, recessed spotlights, a UPVC double glazed window to the side elevation and a single door providing access to the rear garden

### Utility Room

6'2" x 2'6" (1.90m x 0.77m)

The utility room has tiled flooring, space and plumbing for a washing machine and a UPVC double glazed obscure window to the side elevation

### W/C

2'5" x 6'0" (0.75m x 1.85m)

This space has a low-level dual flush W/C, a wall-mounted shower fixture, tiled splashback, tiled flooring, a radiator and recessed spotlights

## FIRST FLOOR

### Landing

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

### Bedroom One

11'9" x 11'5" (3.60m x 3.48m)

The main bedroom has carpeted flooring, an open feature fireplace, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bathroom

10'0" x 10'9" (3.07m x 3.29m)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath, a fitted shower enclosure with a wall-mounted shower fixture, an in-built storage cupboard, a heated towel rail, tiled splashback, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## SECOND FLOOR

### Landing

The landing has carpeted flooring, recessed spotlights, a Velux window and provides access to the second floor accommodation

### Bedroom Two

11'8" x 11'5" (3.56m x 3.49m)

The second bedroom has carpeted flooring, a feature open fireplace, a radiator and a UPVC double glazed window to the front elevation

### Bedroom Three

10'5" x 11'5" (3.18m x 3.48m)

The third bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the rear elevation

## OUTSIDE

### Front

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

### Rear

To the rear of the property is a courtyard-style garden with panelled fencing

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – EE

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

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

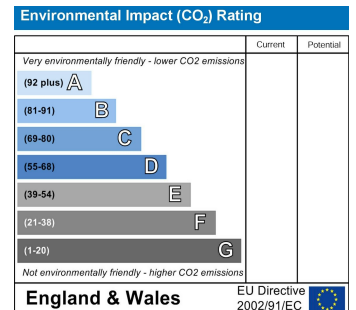
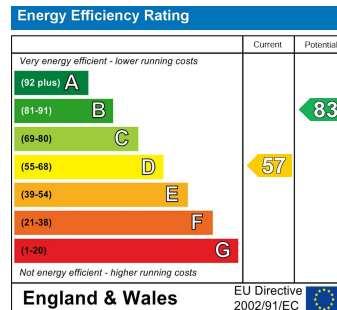
The vendor has advised the following:

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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