

# HoldenCopley

PREPARE TO BE MOVED

Bluecoat Close, Nottinghamshire NG1 4DP

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Guide Price £220,000

GUIDE PRICE £220,000-£230,000  
NO UPWARD CHAIN...

Welcome to this three-bedroom mid-terraced house, perfect for first-time buyers and offered with no upward chain. Ideally situated in the heart of Nottingham City Centre, this property provides a vibrant city lifestyle with local shopping, an array of restaurants, and excellent transport links in and out of the city right at your doorstep. As you step inside, you'll find a spacious living/dining room flooded with natural light from the window and door that leads to the rear garden. This inviting space is perfect for both relaxing and entertaining. Adjacent is a fitted kitchen, designed to meet all your culinary needs. The upper level features two double bedrooms and a cosy single bedroom, all offering comfortable living spaces. A well-appointed bathroom serves the residents, ensuring convenience and comfort. Outside, the property boasts an enclosed rear garden, perfect for outdoor living. It includes a paved patio and pathway, a lawn, and decorative stones.

MUST BE VIEWED



- Mid-Terraced House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Garden
- No Upward Chain
- Car-Parking Space Available
- Ideal For First-Time Buyers
- Central Location

## GROUND FLOOR

### Entrance Hall

9'10" x 5'9" (3.00m x 1.76m )

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

### Living/Dining Room

16'2" x 12'2" (4.95m x 3.71m )

The living/dining room has laminate wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

### Kitchen

9'8" x 5'11" (2.96m x 1.81m )

The kitchen has a range of fitted based and wall units with rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven & gas hob, an extractor fan, space and plumbing for a washing machine, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed window to the front elevation.

## FIRST FLOOR

### Landing

16'1" x 5'7" (max) (4.92m x 1.71m (max))

The landing has carpeted flooring, access to the first floor accommodation and access to the board loft via a dropdown ladder.

### Master Bedroom

15'2" x 8'2" (4.64m x 2.50m )

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bedroom Two

12'1" x 9'10" (3.70m x 3.00m )

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

### Bedroom Three

8'0" x 6'2" (2.44m x 1.89m )

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

7'10" x 6'2" (2.40m x 1.89m )

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a heated towel rail, waterproof splash back, an extractor fan and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is access to a storage cupboard and courtesy security lighting. There is also access to a car parking space located a minute away from the property.

### Rear

To the rear of the property is an enclosed garden with a paved patio & pathway, a lawn, a shed, decorative stones, gated access to the rear and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 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 - Nottingham City 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

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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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## 01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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