

HoldenCopley

PREPARE TO BE MOVED

Lamcote Grove, The Meadows, Nottinghamshire NG2 2GY

Guide Price £190,000

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MID TERRACED HOUSE...

We are delighted to present this mid terraced house located in a highly sought-after area, perfect for first-time buyers or savvy investors. Situated close to a range of shops, eateries, and numerous other amenities, this property boasts excellent transport links for easy commuting. Spanning three floors, this home offers spacious and versatile accommodation. On the ground floor, you are welcomed by an entrance hall leading to a dining room, a cosy living room, and a modern fitted kitchen complete with a breakfast bar. The ground floor also features a three-piece bathroom suite. The first floor hosts two double bedrooms, each adorned with a wrought iron feature fireplace, adding a touch of character to the space. A further double bedroom can be found on the second floor, providing ample living space. Externally, the property fronts directly onto the kerb, offering easy access. To the rear, there is a well-maintained yard featuring a shed, security lighting, a fence-panelled boundary, and gated access, providing a private and secure outdoor space.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Enclosed Rear Yard
- Close to Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

Dining Room

7'5" x 11'0" (2.28m x 3.36m)

The dining room has a UPVC double glazed window to the front elevation, two in-built base cupboards, a radiator, and carpeted flooring.

Living Room

14'11" x 11'2" (4.57m x 3.42m)

The living room has a UPVC double glazed window to the rear elevation, a feature fireplace, a radiator, and carpeted flooring.

Kitchen

9'9" x 6'0" (2.98m x 1.83m)

The kitchen has a range of fitted base and wall units with a worktop and breakfast bar, a stainless steel sink with a swan neck mixer tap, an integrated oven, gas ring hob and extractor fan, a wall-mounted boiler, recessed spotlights, tiled splashback, vinyl flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

Rear Hallway

The rear hallway as vinyl flooring, and space for a fridge freezer.

Bathroom

6'9" x 5'4" (2.07m x 1.65m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

FIRST FLOOR

Bedroom One

11'0" x 11'2" (3.36m x 3.42m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a wrought iron feature fireplace, and carpeted flooring.

Bedroom Two

11'11" x 11'3" (3.65m x 3.43m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a wrought iron feature fireplace, an in-built cupboard, and carpeted flooring.

SECOND FLOOR

Bedroom Three

16'5" x 11'2" (5.008m x 3.41m)

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

OUTSIDE

Front

To the front of the property is directly on to the kerb.

Rear

To the rear of the property is a yard with security lighting, a fence panelled boundary, and gated access.

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 Speed 1000Mbps and Upload Speed 100Mbps

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

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.

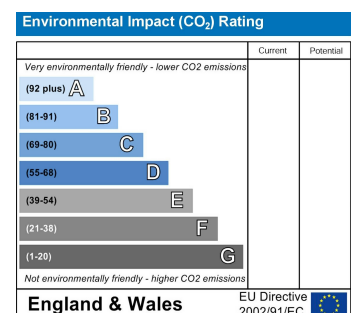
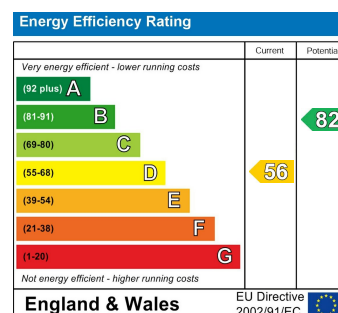
The vendor has advised the following:

Property Tenure is Freehold

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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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