

# HoldenCopley

PREPARE TO BE MOVED

Ferngill Close, The Meadows, Nottinghamshire NG2 1LB

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**Guide Price £160,000 - £180,000**

GUIDE PRICE £160,000 - £170,000

NO UPWARD CHAIN...

Step onto the property ladder with this two-bedroom end terrace house, ideally situated just a stone's throw away from Nottingham city centre. Perfect for first-time buyers, this home offers a blend of modern convenience and cozy living, with a prime location that puts everything you need right at your doorstep. As you enter the property, you'll be greeted by an entrance hall that leads to a bright and airy living room. The ground floor also features a well-appointed fitted kitchen, offering ample storage and worktop space for all your culinary needs. Upstairs, the first floor boasts two generously sized bedrooms and a three-piece bathroom suite. For those needing extra storage, there is access to a loft space, ideal for keeping your belongings neatly tucked away. Outside, you'll find a private rear garden, perfect for enjoying the outdoors in peace, along with an allocated parking space for added convenience. This property is within close proximity to a range of local amenities, including shops, restaurants and excellent transport links, making it an excellent choice for those seeking convenience without compromising on comfort.

MUST BE VIEWED



- End Terrace House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Private Rear Garden
- Allocated Parking Space
- Excellent Transport Links
- Close To Local Amenities
- No Upward Chain
- Boiler Under Warranty Until 2031

## GROUND FLOOR

### Entrance Hall

5'9" x 10'5" (1.76m x 3.19m)

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

### Kitchen

10'2" x 5'11" (3.12m x 1.81m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, an extractor fan, an under the counter fridge, space and plumbing for a washing machine, a stainless steel sink with a drainer, tiled flooring, partially tiled walls, a radiator, a wall-mounted boiler, a serving hatch and a UPVC double-glazed window to the front elevation.

### Living Room

16'11" x 12'2" (5.18m x 3.72m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, two radiators and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access to the loft, a built-in cupboard and provides access to the first floor accommodation.

### Master Bedroom

10'1" x 12'1" (3.09m x 3.70m)

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

### Bedroom Two

8'0" x 12'2" (2.44m x 3.72m)

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

### Bathroom

7'8" x 7'9" (2.35m x 2.38m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, wood-effect flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

Outside there is an allocated parking space and to the rear a private garden with a fence panelled and hedge boundary and a single wooden lockable gate.

## 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 - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

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

## 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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