

HoldenCopley

PREPARE TO BE MOVED

Eckington Terrace, The Meadows, Nottinghamshire NG2 2FJ

Guide Price £190,000 - £210,000

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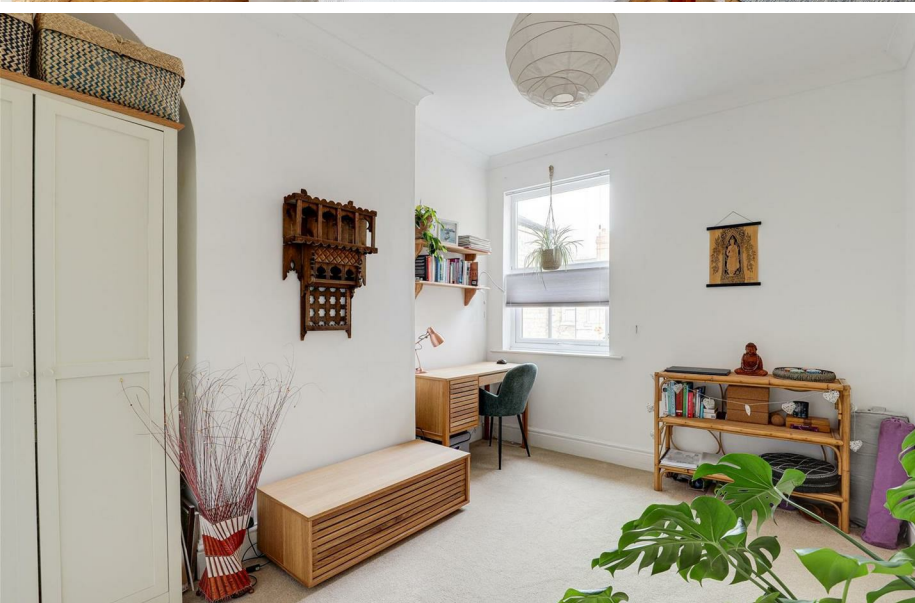
GUIDE PRICE £190,000 - £200,000

WELL-PRESENTED THROUGHOUT...

This well-presented two-bedroom mid-terraced house is located in the popular area of The Meadows, offering easy access to local amenities such as shops, eateries, and transport links. The ground floor features two spacious reception rooms, providing flexible living spaces perfect for relaxation and dining, along with a modern fitted kitchen that offers ample storage and functionality. Upstairs, there are two generously sized double bedrooms and a spacious bathroom. Outside, the front of the property provides access to on-street parking, while the rear boasts a charming courtyard-style garden with a patio seating area, ideal for outdoor dining or relaxing.

MUST BE VIEWED!





- Mid-terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Leased Solar Panels
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Dining Room

11'3" x 12'4" (3.43m x 3.76m)

The dining room has exposed wooden flooring, carpeted stairs, a radiator, ceiling coving, an original open fireplace, a UPVC double-glazed window with a fitted shutter to the front elevation and a single door providing access into the accommodation.

Living Room

15'5" x 12'5" (4.70m x 3.78m)

The living room has carpeted flooring, a radiator, ceiling coving, an original open fireplace and a UPVC double-glazed window to the rear elevation.

Kitchen

12'9" x 7'4" (3.89m x 2.24m)

The kitchen has a range of fitted base units with wooden worktops, a Belfast sink and taps, space and plumbing for a cooker and washing machine, ceiling coving, partially tiled walls, tiled flooring, two UPVC double-glazed windows to the side elevation and a single door providing access to the rear garden.

FIRST FLOOR

Landing

The landing has exposed wooden flooring, a radiator and access to the first floor accommodation.

Master Bedroom

11'5" x 12'6" (3.48m x 3.81m)

The main bedroom has exposed wooden flooring, a radiator, ceiling coving, a original open fireplace, an in-built storage cupboard and a UPVC double-glazed window with fitted shutters to the front elevation.

Bedroom Two

9'5" x 12'4" (2.87m x 3.76m)

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

Bathroom

7'3" x 12'9" (2.21m x 3.89m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, a wall-mounted boiler, an original open fireplace, vinyl flooring and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

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

Rear

To the rear is a courtyard style garden with a paved patio, a brick-built outhouse, gated access to the rear and brick-wall boundaries.

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 100Mbps

Phone Signal – Good coverage of Voice, 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:

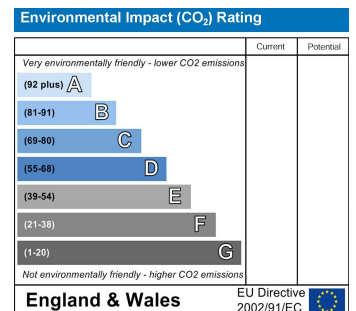
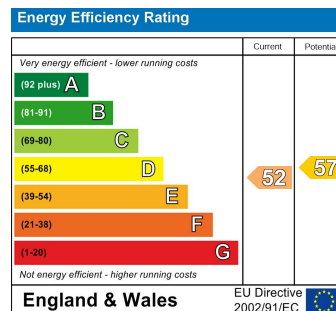
Property Tenure is Freehold

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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.

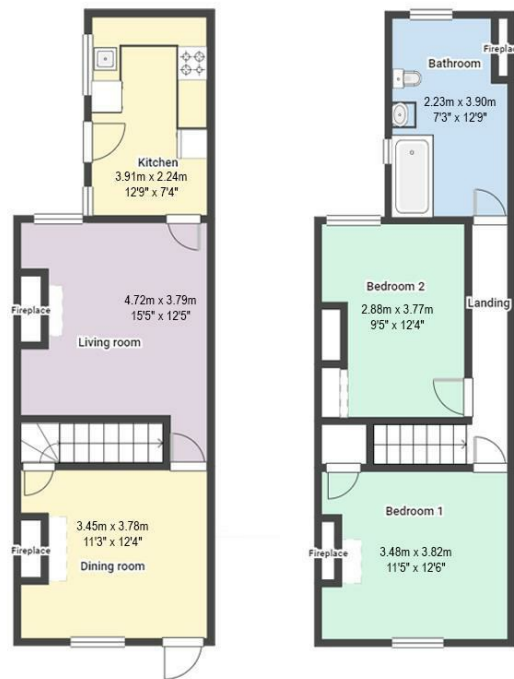
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

Details are available upon request.



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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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