

HoldenCopley

PREPARE TO BE MOVED

Collygate Road, The Meadows, Nottinghamshire NG2 2EJ

Guide Price £190,000 - £200,000

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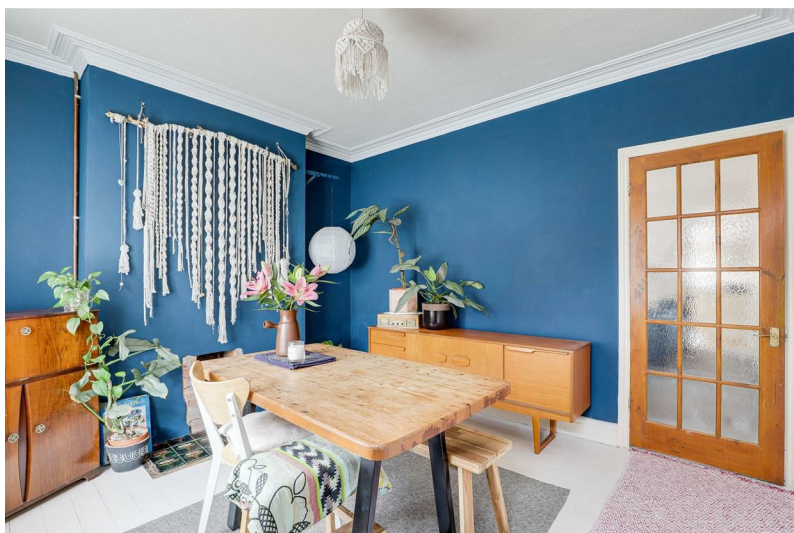


GUIDE PRICE: £190,000 - £200,000

PERFECT FIRST-TIME BUY...

This charming two-bedroom mid-terraced house offers an ideal opportunity for first-time buyers, boasting a well-maintained interior and generous space throughout. Located on a peaceful road in The Meadows, near the picturesque Victoria Embankment, this property enjoys a convenient setting with excellent transport links and close proximity to local amenities. Nottingham City Centre, the Universities, and QMC Hospital are all easily accessible. The ground floor features two versatile reception rooms, perfect for living and dining, along with a fitted kitchen. Upstairs, there are two spacious double bedrooms serviced by a well-appointed bathroom suite. Outside, the property enjoys a larger-than-average rear courtyard, ideal for outdoor relaxation.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Partially Boarded Loft
- Low Maintenance Courtyard
- Perfect Starter Home
- Popular Location
- Must Be Viewed





GROUND FLOOR

Dining Room

12'0" x 11'3" (3.68m x 3.43m)

The dining room has a UPVC double-glazed window to the front elevation, painted wooden flooring, coving to the ceiling, a radiator, a recessed chimney breast alcove with a brick surround, a tiled hearth, and a single door providing access into the accommodation.

Living Room

15'3" x 12'0" (4.67m x 3.67m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a recessed chimney breast alcove with an exposed brick surround, and a radiator.

Kitchen

6'5" x 12'9" (1.97m x 3.90m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops and a breakfast bar, a ceramic sink and a half with a movable swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, wood-effect flooring, tiled splashback, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, an a single door to access the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

11'3" x 12'0" (3.45m x 3.66m)

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

Bedroom Two

9'1" x 12'2" (2.79m x 3.73m)

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

Bathroom

12'4" x 6'6" (3.77m x 1.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, painted wooden flooring, partially tiled walls, an in-built cupboard, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is a private enclosed garden with a gravelled and patio area. Additionally, there are fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G & 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - Low risk

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.

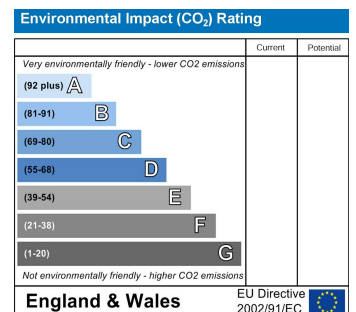
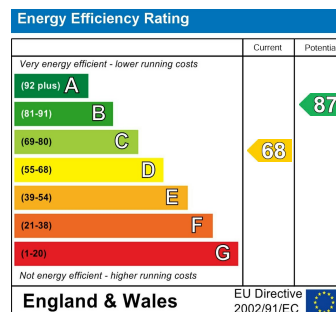
The vendor has advised the following:

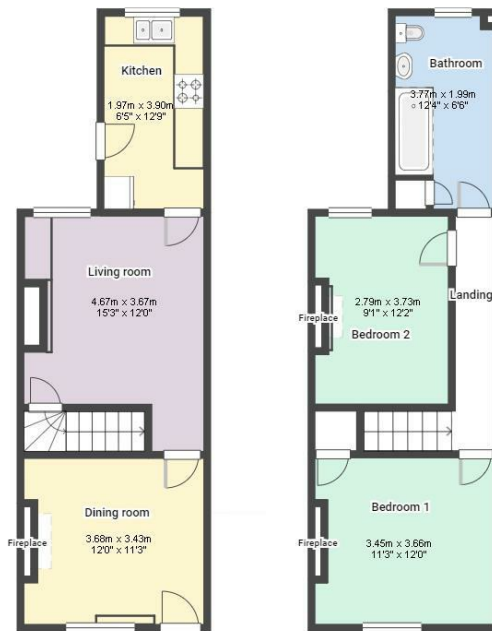
Property Tenure is Freehold

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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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