

# HoldenCopley

PREPARE TO BE MOVED

Woodward Street, The Meadows, Nottinghamshire NG2 2LB

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Guide Price £220,000 - £230,000



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IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom mid-terraced house is perfect for first-time buyers, offering comfortable living with easy access to a range of local amenities, schools, and attractions, including The River Trent and the Embankment, all just a short distance away. The ground floor features a spacious open-plan reception room with exposed brick walls, creating a charming character-filled space flooded with natural light. Adjacent is a fitted kitchen, ideal for all your culinary needs. Upstairs, the property offers two generously sized double bedrooms, a single bedroom, and a modern three-piece bathroom suite. Outside, the front provides access to on-street parking, while the rear boasts a south-facing garden with a patio seating area, a decked section, a lawn, and plants and shrubs, perfect for enjoying to the outdoors.

MUST BE VIEWED!







- Mid-Terraced House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- South-Facing Rear Garden
- Ideal For First-Time Buyers
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Lounge Diner

23'11" x 12'11" (7.30m x 3.94m)

The lounge diner has exposed wooden flooring, carpeted stairs, two radiators, exposed brick walls, two UPVC double-glazed windows to the front and rear elevation and a single UPVC door providing access into the accommodation.

### Kitchen

13'10" x 7'10" (4.22m x 2.40m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, vinyl flooring, two UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, ceiling coving and access to the first floor accommodation.

### Master Bedroom

17'0" x 11'2" (5.19m x 3.41m)

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

### Bedroom Two

12'3" x 10'1" (3.75m x 3.08m)

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

### Bedroom Three

11'11" x 8'1" (3.64m x 2.48m)

The third bedroom has laminate wood-effect flooring, a radiator, a Velux window and a UPVC double-glazed window to the rear elevation.

### Bathroom

8'7" x 5'4" (2.64m x 1.64m)

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

## OUTSIDE

### Front

To the front of the property is access to on-street parking, a shared gated alley providing access to the rear garden.

### Rear

To the rear garden is a paved patio area, a decked area, a lawn, plants and shrubs and fence panelling 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.

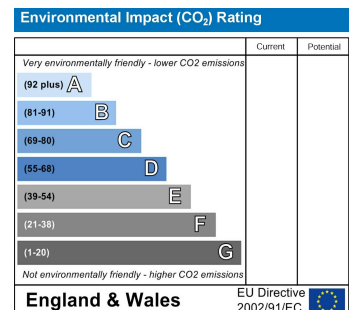
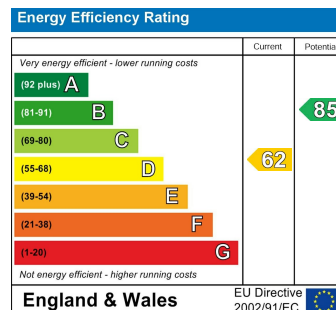
The vendor has advised the following:

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.

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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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