

HoldenCopley

PREPARE TO BE MOVED

Woodward Street, The Meadows, Nottinghamshire NG2 2LB

Guide Price £200,000 - £230,000

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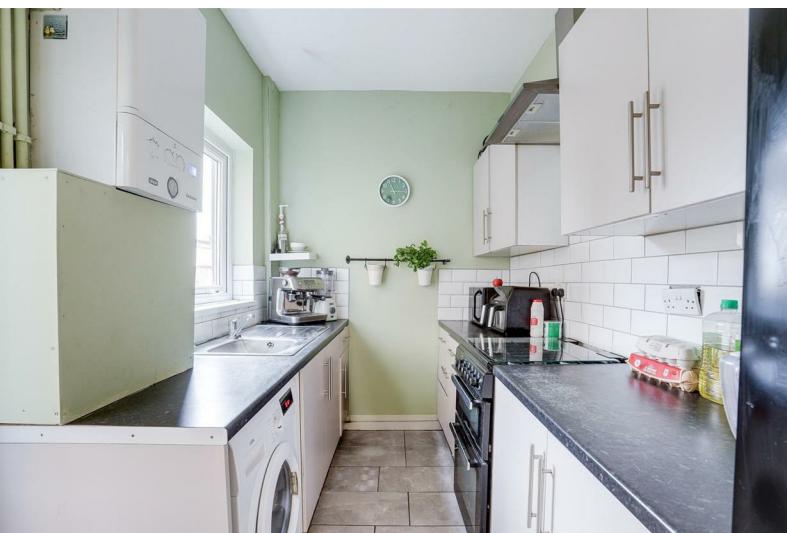


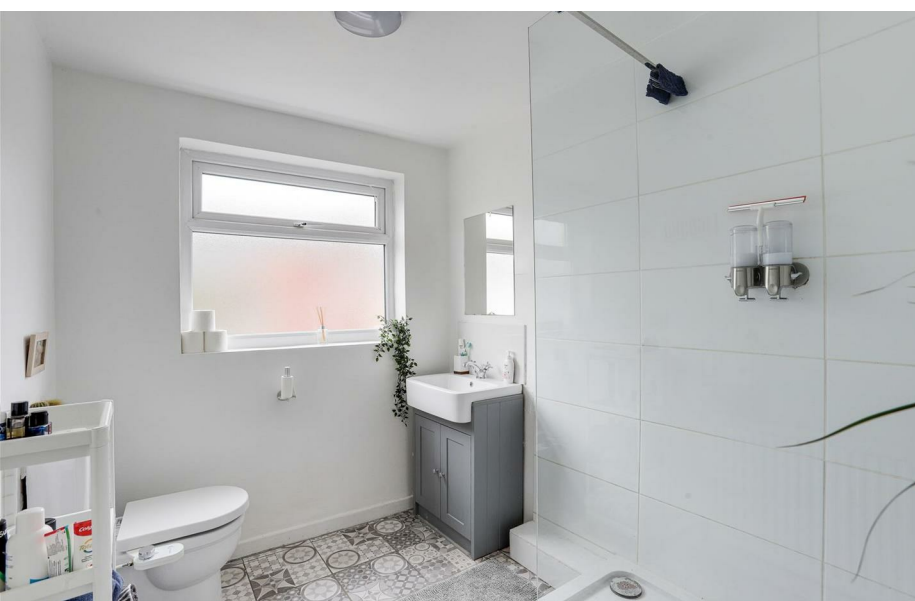
GUIDE PRICE: £200,000 - £220,000

NO UPWARD CHAIN...

This well presented mid-terraced house offers spacious accommodation spanning across three floors and is presented to the market with no upward chain, ensuring it is move-in ready. Located in a popular area near The River Trent and embankment, the property enjoys excellent amenities including shops, reputable school catchments, and convenient access to the City Centre. The ground floor features an open-plan living and dining room, perfect for modern living, alongside a well-appointed fitted kitchen. On the first floor, there are two generous double bedrooms and a contemporary shower suite. The second floor reveals an additional double bedroom with ample eaves storage. Externally, the front offers permit parking, while the rear boasts a private courtyard with decking and a brick-built outhouse, providing a charming outdoor retreat.

MUST BE VIEWED





- Three-Storey Terraced House
- Three Double Bedrooms
- Large Living & Dining Room
- Fitted Kitchen
- Storage Space
- Modern Shower Suite
- No Upward Chain
- Low Maintenance Courtyard With Decking
- On-Street Permit Parking
- Close To City Centre





GROUND FLOOR

Living & Dining Room

30'4" into bay x 11'5" (9.25m into bay x 3.50m)
The living and dining room has a UPVC double-glazed bay window with a window seat to the front elevation, a UPVC double-glazed window to the rear elevation, carpeted flooring, a TV point, a feature fireplace with a cast-iron open fire and decorative surround, tiled hearth, coving to the ceiling, two radiators, an in-built under stair cupboard, and a single UPVC door providing access into the accommodation.

Kitchen

10'7" x 6'3" (3.23m x 1.92m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mono mixer tap and drainer, space for a cooker, space and plumbing for a washing machine, space for a fridge freezer, an extractor fan, tiled flooring, tiled splashback, a vertical radiator, a wall-mounted boiler, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

8'8" x 5'6" (2.66m x 1.70m)
The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom Three

11'2" x 11'6" (3.41m x 3.52m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard, and a radiator.

Bedroom One

10'7" x 11'5" (3.23m x 3.49m)
The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an original open fireplace, and direct access into the shower room.

Shower Room

10'4" x 6'4" (3.15m x 1.95m)
This space has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a walk-in shower enclosure with a wall-mounted electric shower fixture, an in-built cupboard, a radiator, patterned flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

11'3" x 22'8" max (3.45m x 6.93m max)
The second bedroom has a UPVC double-glazed window to the front elevation and in-built storage cupboards.

OUTSIDE

To the front of the property is on-street permit parking. To the rear of the property is a private enclosed courtyard with a decking area, fence panelled boundaries, a brick-built outhouse, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre
Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 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+
Flood Risk Area - Low Risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Permit Parking:
1st - Free
2nd - £35 PA
3rd - £50 PA

DISCLAIMER

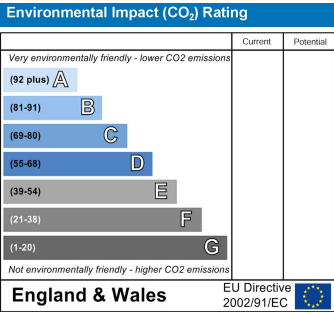
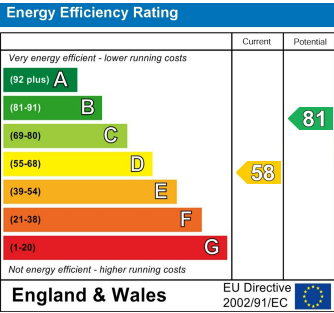
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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