HoldenCopley PREPARE TO BE MOVED

Bathley Street, The Meadows, Nottinghamshire NG2 2LH

Guide Price £180,000 - £200,000

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NO UPWARD CHAIN...

This three-storey mid-terrace home offers an exceptional location within walking distance of Nottingham City Centre, West Bridgford, and the Trent Bridge Embankment. Ideal for first-time buyers, professionals, and investors, the property enjoys excellent transport links via London Road and easy access to a wealth of local amenities, including restaurants, bars, schools, sports venues, and public parks. The ground floor features two spacious reception rooms, providing generous living and dining areas, while the rear-positioned kitchen offers direct access to a low-maintenance garden. As a Victorian terrace, the property benefits from a unique layout spanning the central alleyway on the upper floors, resulting in more space to the upper floors. The first floor comprises two well-proportioned double bedrooms and a three-piece family bathroom. A third expansive double bedroom occupies the second floor, offering flexibility for additional living space or a home office. Externally, the property includes a small entrance threshold at the front with on-street parking available. The enclosed rear courtyard, complete with a brick wall boundary and gated access, provides a private outdoor retreat. Offered for sale with no upward chain, this home presents a fantastic opportunity for homebuyers and investors alike.

MUST BE VIEWED









- Mid Terraced House
- Three Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Courtyard
- No Upward Chain
- Close To The City Centre
- Must Be Viewed





GROUND FLOOR

Dining Room

I3*9" plus bay x II*IO" (4.2Im plus bay x 3.6Im) The dining room has a UPVC double glazed bay window to the front elevation, a TV point, wood-effect flooring, and a UPVC door providing access into the accommodation.

Living Room

II*9" max x I4*II" (3.59m max x 4.55m) The living room has a UPVC double glazed window to the rear elevation, a TV point, coving to the ceiling, carpeted stairs, and wood-effect flooring.

Kitchen

I5*5" × 5*2" (4.72m × I.59m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, an under-counter fridge, a radiator, a wallmounted Baxi boiler, tiled splash back, vinyl flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6°5" max \times 5°8" (l.97m max \times l.75m) The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

I5*8" × II*3" (4.80m × 3.45m)

The first bedroom has a UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, and wood-effect flooring.

Bedroom Two

9*2" × 8*10" (2.80m × 2.70m)

The second bedroom has a UPVC double glazed window to the rear elevation, two radiators, coving to the ceiling, and wood-effect flooring.

Bathroom

8*II" max x 6*6" (2.73m max x 2.00m)

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

SECOND FLOOR

Bedroom Three

12°11" × 11°3" (3.95m × 3.45m)

The third bedroom has two Velux windows, an in-built cupboard, a radiator, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and shared access to the rear garden.

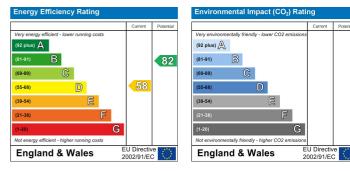
Rear

To the rear of the property is an enclosed courtyard, a brick wall boundary, and gates access.

ADDITIONAL INFORMATION

()Electricity – Mains Supply Water – Mains Supply Heating – Gas Central Heating – Connected to Mains Supply Septic Tank – No Broadband – Fibre Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G 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 - Yes - see guestionnaire

DISCLAIMER





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. © HoldenCopley

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