

HoldenCopley

PREPARE TO BE MOVED

Ferngill Close, The Meadows, Nottinghamshire NG2 1LB

£170,000

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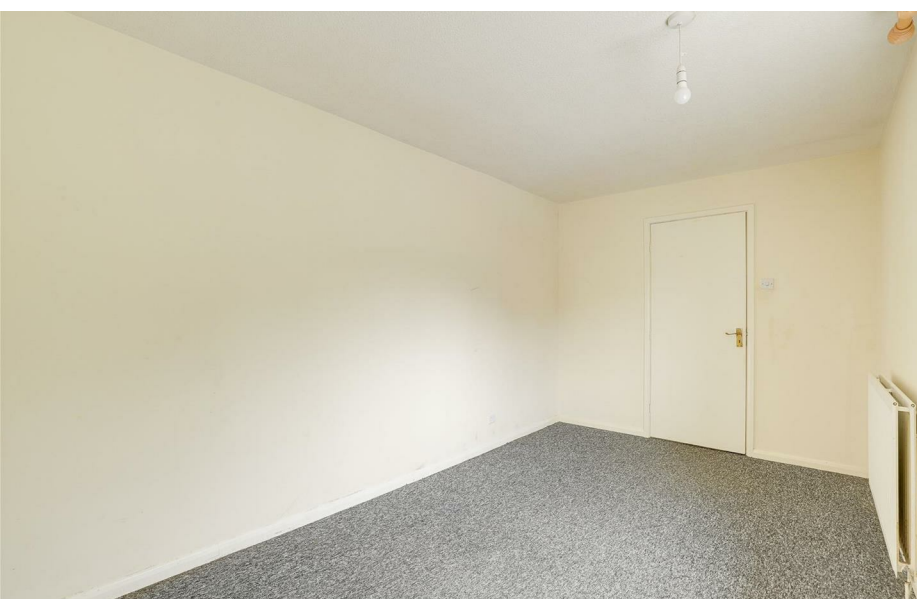


NO UPWARD CHAIN...

This three bedroom mid-terrace house is the perfect purchase for a range of buyers including investors, small families, and first time buyers. Situated in a popular location just a short distance from Nottingham City Centre, this property offers easy access to a range of local amenities, excellent transport links, and great schools – making it an ideal home for working professionals or a growing family. To the ground floor, the property comprises a spacious and bright living room, along with a fitted kitchen offering plenty of worktop and storage space. Upstairs, the property features two double bedrooms and a versatile box room which can be utilised in a variety of ways such as a home office, a children's room or dressing room, in addition to in-built storage and a three-piece bathroom suite. Outside, to the front there is a low-maintenance gravelled garden, while to the rear you'll find a generously sized enclosed garden with a lawn area and gated access. The property also benefits from a garage, offering secure off-road parking or additional storage.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- In-Built Storage Space
- Garage
- Enclosed Lawned Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*9" x 10*9" (1.77m x 3.29m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

6*0" x 10*2" (1.83m x 3.11m)

The kitchen has a range of fitted base and wall units with wood-effect rolled-edge worktops, a stainless steel sink with a drainer, a freestanding cooker and a washing machine, space for an undercounter fridge and freezer, tiled flooring, partially tiled walls, a radiator, a serving hatch, a wall-mounted combi boiler, and a UPVC double-glazed window to the front elevation.

Living Room

16*11" x 12*2" (5.17m x 3.73m)

The living room has carpeted flooring, a chimney breast alcove with a surround and a hearth, a UPVC double-glazed window to the rear elevation, and a single UPVC door leading out to the rear garden.

FIRST FLOOR

Landing

16*4" x 5*7" (4.98m x 1.71m)

The landing has carpeted flooring, two in-built storage cupboards, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

15*1" x 8*3" (4.62m x 2.52m)

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

Bedroom Two

10*0" x 12*3" (3.06m x 3.74m)

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

Bedroom Three

6*3" x 7*10" (1.92m x 2.41m)

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

Bathroom

7*10" x 6*5" (2.41m x 1.97m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, and an extractor fan.

OUTSIDE

Front

To the front of the property is a low maintenance gravelled garden.

Rear

To the rear of the property is a lawned garden with a paved pathway, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

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

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

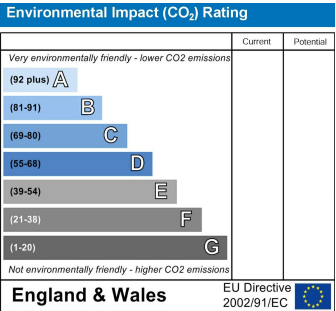
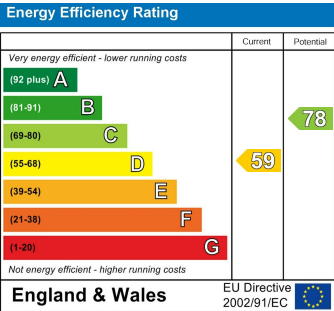
The vendor has advised the following:

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 licence 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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Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.