

HoldenCopley

PREPARE TO BE MOVED

Glapton Road, The Meadows, Nottinghamshire NG2 2FF

Guide Price £190,000 - £200,000

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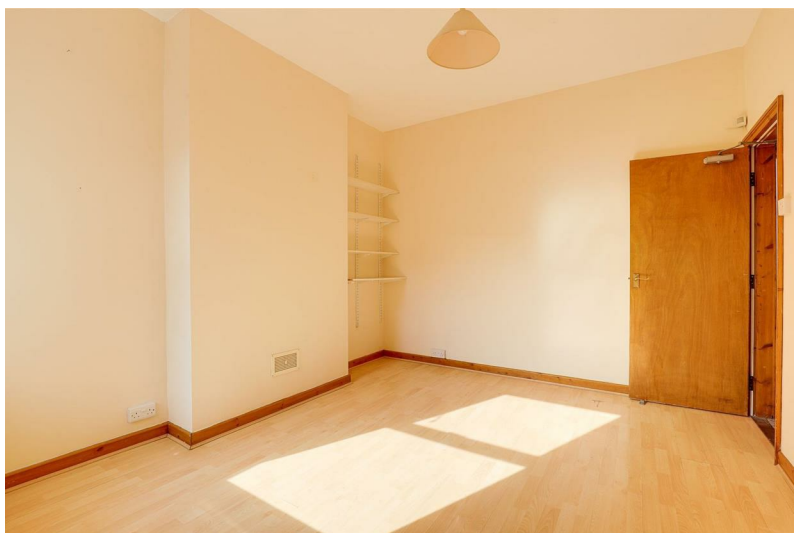
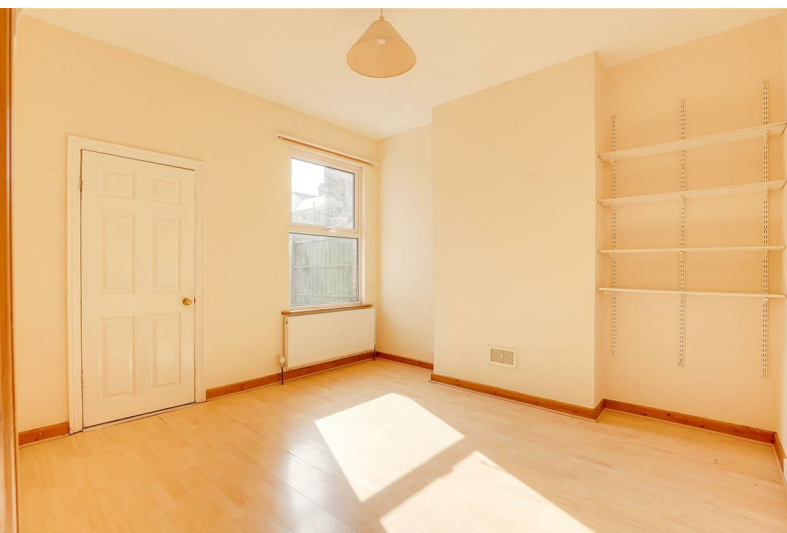


GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This mid terrace property is ideally situated close to a variety of local amenities including shops, eateries, and excellent transport links providing easy access to Nottingham City Centre. Perfectly positioned near The Meadows Recreation Ground, Victoria Embankment, and the River Trent, this property is ideal for first time buyers or investors alike. To the first floor of the property is an entrance hall leading into a cosy living room with a bay fronted window, a separate dining room for convenience, and a fitted kitchen with access to the rear garden. Upstairs, there are two double bedrooms, serviced by a three piece bathroom suite complete with fitted storage space. Externally, the front of the property offers street parking, while the rear has a low maintenance garden with a gravelled area, an out-building for additional storage, and gated access for convenience.

MUST BE VIEWED





- Mid Terrace House
- Two Double Bedrooms
- Living Room With Bay Fronted Window
- Seperate Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Garden
- Excellent Transport Links
- Close To Nottingham City Centre
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'4" x 3'1" (4.07m x 0.94m)

The entrance hall has carpeted flooring and stairs, a periodic archway, coving to the ceiling, an overhead UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

10'8" x 13'5" (3.26m x 4.11m)

The living room has carpeted flooring, a radiator, an in-built cupboard, a fitted cupboard, a radiator, coving to the ceiling, and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'10" x 10'10" (3.62m x 3.32m)

The dining room has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

10'9" x 8'11" (3.30m x 2.72m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and a drainer, space for a freestanding cooker and an extractor fan, space and plumbing for a washing machine, herringbone-style flooring, partially tiled walls, a radiator, an open under the stairs storage cupboard, a UPVC double-glazed window to the side elevation, and a single door leading out to the rear garden.

FIRST FLOOR

Landing

5'8" x 11'11" (1.74m x 3.64m)

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

Master Bedroom

10'8" x 14'1" (3.26m x 4.31m)

The master bedroom has carpeted flooring, an original closed-off fireplace, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'2" x 11'10" (2.50m x 3.63m)

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

Bathroom

10'2" x 8'3" (3.12m x 2.54m)

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

OUTSIDE

Front

The front of the property has street parking available.

Rear

To the rear of the property is a low-maintenance garden with a gravelled area, a paved pathway, an out-building for storage, gated access, and fence panelled boundaries.

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

Medium risk of surface water flooding

Very low risk of rivers and seas 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.

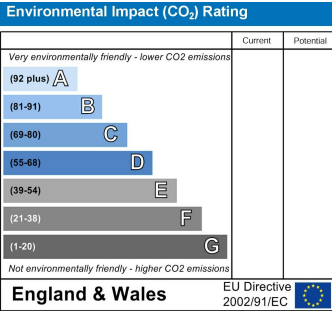
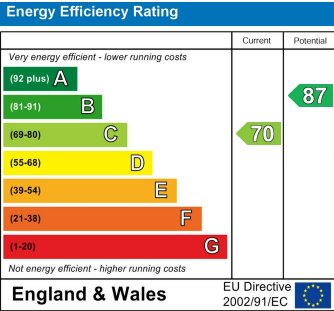
The vendor has advised the following:

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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