

# HoldenCopley

PREPARE TO BE MOVED

Quayside Close, Nottingham, Nottinghamshire NG2 3BP

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Guide Price £300,000 - £325,000

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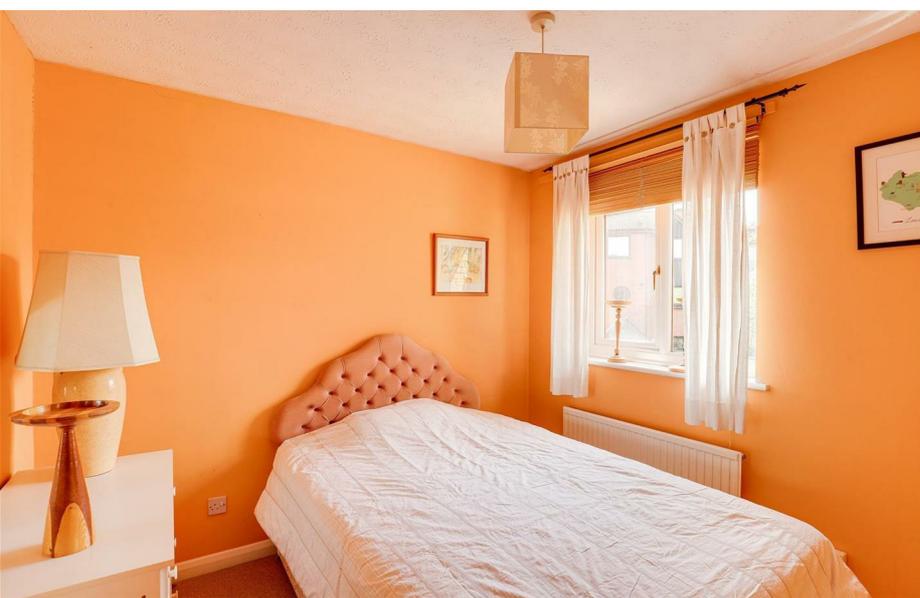
GUIDE PRICE £300,000 - £325,000

LOCATION LOCATION LOCATION...

This three-bedroom end-terrace house is being sold with no upward chain and offers an excellent opportunity for a wide range of buyers—whether you're looking to invest, or personalise a home to suit your taste. Positioned in a prime location close to Nottingham City Centre, the property enjoys easy access to Riverside walks along the River Trent, a host of local amenities, excellent transport links, and is within highly regarded school catchments. Internally, the accommodation comprises an entrance hall, a spacious open-plan lounge/diner ideal for both relaxing and entertaining, a well-appointed fitted kitchen, a convenient ground floor W/C, and internal access to the integral garage. To the first floor, you'll find three generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes and a second bedroom featuring French doors opening onto a balcony, perfect for enjoying the outdoors, and a shower room completes the first floor layout. Outside, the property boasts a block-paved driveway to the front, providing off-street parking, while to the rear there is a private, low-maintenance paved patio garden, offering the perfect outdoor space with minimal upkeep.

NO UPWARD CHAIN





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Ground Floor W/C
- Shower Room
- Off-Road Parking & Integral Garage
- Private Low Maintenance Rear Garden & Balcony
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

16'11" max x 4'10" (5.18m max x 1.49m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, a built-in cupboard, coving and a single UPVC door providing access into the accommodation.

### Kitchen

12'3" x 6'4" (3.75m x 1.94m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and tumble dryer, a gas hob with an extractor hood, a washing machine and dishwasher, a fridge-freezer, a stainless steel sink with a drainer, laminate flooring, a radiator, partially tiled walls, a wall-mounted boiler and a UPVC double-glazed window to the front elevation.

### Lounge-Diner

18'4" x 11'0" (5.59m x 3.36m)

The lounge-diner has UPVC double-glazed windows to the side and rear elevations, laminate flooring, a radiator, a feature fireplace with a decorative surround, coving and a single door providing access out to the garden.

### W/C

5'5" x 2'11" (1.67m x 0.91m)

This space has a low level flush W/C, a wall-mounted wash basin, laminate flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

### Garage

17'3" x 8'2" (5.26m x 2.49m)

The garage has lighting, power points and an up and over garage door.

## FIRST FLOOR

### Landing

5'11" x 2'11" (1.82m x 0.91m)

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

### Master Bedroom

14'4" max x 8'5" (4.37m max x 2.59m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes with over the head cupboards.

### Bedroom Two

9'3" x 8'5" (2.82m x 2.59m)

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

### Bedroom Three

11'3" x 9'7" (3.45m x 2.93m)

The third bedroom has carpeted flooring, a radiator and UPVC double French doors providing access out to the balcony.

### Shower Room

9'7" max x 6'1" (2.94m max x 1.86m)

The shower room has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with an electric shower, laminate flooring, tiled walls, a radiator, a built-in cupboard, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front is a block paved driveway.

### Rear

To the rear is a private paved patio garden.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 – All 4G & 5G & some 3G available

Sewage – Mains Supply

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Minor rain leak in integral garage appears to arise from missing mortar under slates at front of house

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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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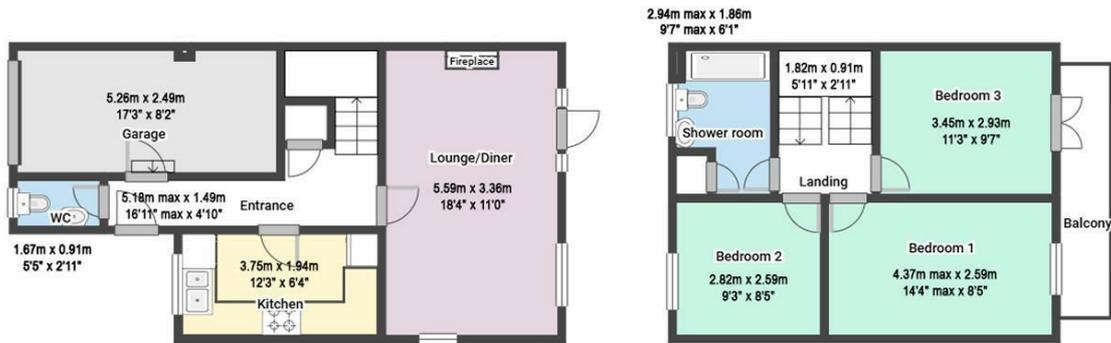
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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