

# HoldenCopley

PREPARE TO BE MOVED

Eugene Gardens, The Meadows, Nottinghamshire NG2 3LF

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Guide Price £180,000 - £190,000



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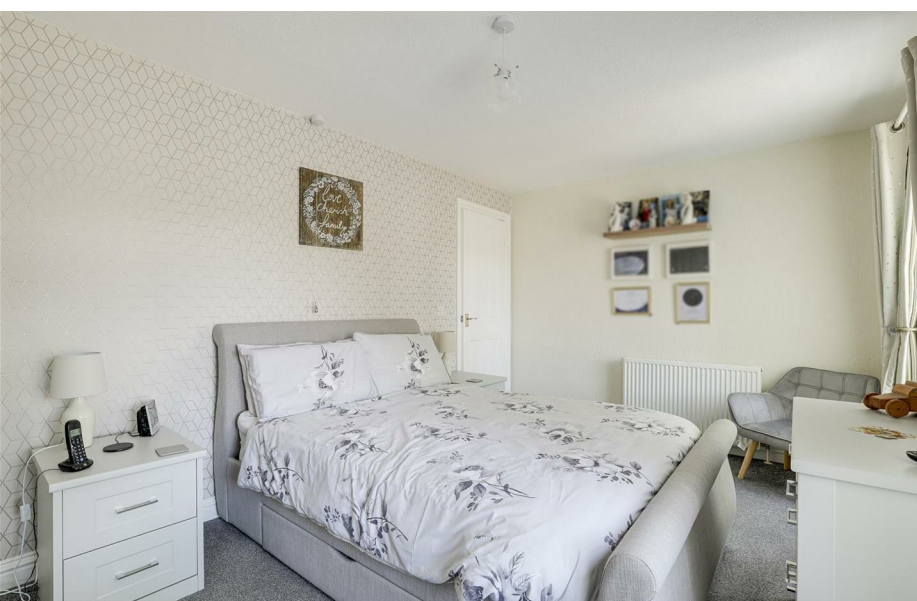
## FANTASTIC OPPORTUNITY...

This two-bedroom mid-terrace property is positioned in the well-connected and highly convenient area of The Meadows, just a stone's throw from Nottingham City Centre and within easy walking distance of Nottingham Train Station. The ground floor boasts an entrance hall leading to a modern fitted kitchen with space for a breakfast table, providing ample space for cooking and storage, and a bright, spacious living room with a feature fireplace and space for a dining table, ideal for relaxation and entertaining. To the first floor, the property offers two double bedrooms all serviced by a three-piece family bathroom suite. Outside, to the front of the property is an enclosed garden, while the low-maintenance rear garden features a paved seating area, artificial lawn, and gated access for added convenience. This property is an ideal choice for a range of buyers including first time buyers, growing families, or those working in the city centre.

## MUST BE VIEWED







- Mid Terrace Property
- Two Double Bedrooms
- Spacious Modern Fitted Kitchen
- Living Room With Feature Fireplace
- Three Piece Bathroom Suite
- Ample Fitted Storage
- Low Maintenance Garden
- Excellent Transport Links
- Close To Nottingham City Centre
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5'2" x 16'8" (1.58m x 5.09m)

The entrance hall has engineered wood flooring, carpeted stairs, a radiator, an in-built storage cupboard, and a single composite door providing access into the accommodation.

Kitchen

10'0" x 13'6" (3.05m x 4.14m)

The kitchen has a range of fitted shaker style base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated gas hob with an extractor fan, an integrated double oven, an integrated fridge freezer, space and plumbing for a washing machine, an in-built storage cupboard, herringbone style flooring, partially tiled walls, and a UPVC double-glazed window to the front elevation.

Living Room

16'9" x 15'8" (5.13m x 4.79m)

The living room has engineered wood flooring, a feature fireplace with a decorative surround and a hearth, a radiator, two skylight windows, two UPVC double-glazed windows to the rear elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, access to the loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

9'9" x 13'7" (2.98m x 4.15m)

The master bedroom has carpeted flooring, flush fitted wardrobes, a radiator, and two UPVC double-glazed windows to the rear elevation.

Bedroom Two

9'6" x 13'3" (2.90m x 4.06m)

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

Bathroom

5'6" x 7'9" (1.69m x 2.38m)

The bathroom has a low level dual flush W/C, a vanity style wash basin, a panelled bath with a wall-mounted electric shower fixture and a bi-folding shower screen, vinyl flooring, partially tiled walls, a radiator, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block paved front garden, a wooden storage shed, gated access, and brick wall boundaries.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area, an artificial lawn, a wooden shed, 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) 1000 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

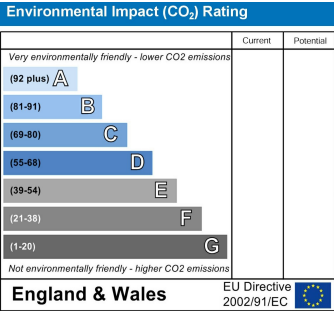
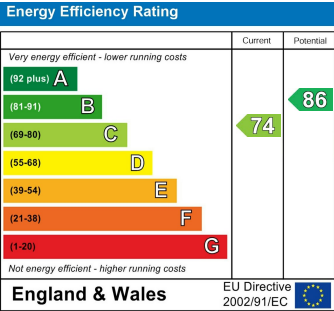
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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# Eugene Gardens, The Meadows, Nottinghamshire NG2 3LF

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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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**01156712555**

**2 Tudor Square, West Bridgford, Nottingham, NG2 6BT**

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

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