

# HoldenCopley

PREPARE TO BE MOVED

Ayton Close, The Meadows, Nottingham NG2 IHF

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£180,000



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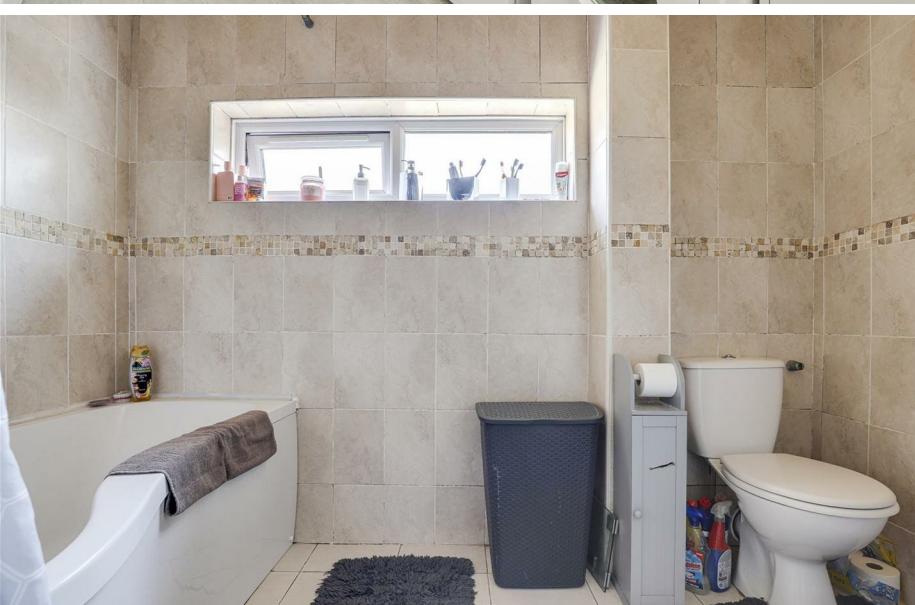
## NO UPWARD CHAIN...

This three-bedroom end-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 a breakfast bar, providing ample space for cooking and storage, and a bright, spacious living room. To the first floor, the property offers three double bedrooms, serviced by a three-piece family bathroom suite. Throughout the property is a range of fitted and in-built storage. Outside, to the front of the property is a driveway providing off-street parking and a lawned garden, while the low-maintenance rear garden features a decked seating area. Offered to the market with no upward chain, 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







- Semi-Detached House
- Three Double Bedrooms
- Modern Fitted Kitchen & Breakfast Bar
- Bright Living Room
- Three-Piece Bathroom Suite
- Ample Storage Space
- Off-Street Parking
- Decked Garden
- Close To Nottingham City Centre
- Must Be Viewed











GROUND FLOOR

Entrance Hall

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

W/C

2\*8" x 6\*0" (0.83m x 1.85m)

This space has a low level flush W/C, a countertop wash basin with a fitted base unit, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

11\*3" x 17\*2" (3.43m x 5.23m)

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops and a breakfast bar, a composite sink and a half with a swan neck mixer tap and drainer, an integrated gas hob with a splashback and stainless steel extractor fan, an integrated oven, space ad plumbing for a dishwasher and washing machine, space for a fridge freezer, an in-built storage cupboard, wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Living Room

11\*8" x 14\*8" (3.56m x 4.47m)

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

Hallway

The hallway has an in-built open storage cupboard and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

7\*1" x 10\*9" (2.16m x 3.28m)

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

Master Bedroom

10\*2" x 15\*5" (3.10m x 4.70m)

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

Bedroom Two

13\*9" x 8\*3" (4.19m x 2.51m)

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

Bedroom Three

12\*7" x 8\*7" (3.84m x 2.62m)

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

Bathroom

5\*6" x 8\*11" (1.68m x 2.72m)

The bathroom has a low level dual flush W/C, a wash basin with a mixer tap, a panelled \*P\*-shaped bath and a wall-mounted shower fixture, tiled flooring, tiled walls, a panelled ceiling, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and a lawned garden.

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a shed, 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

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.

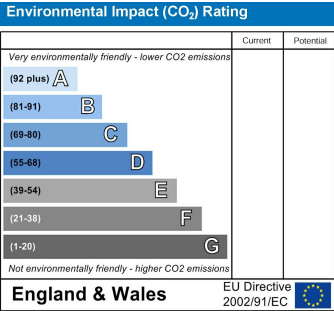
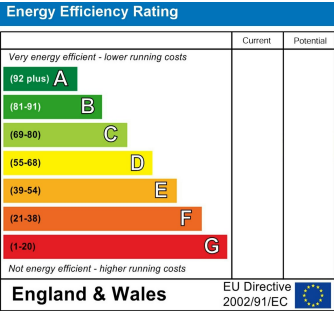
The vendor has advised the following:

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.

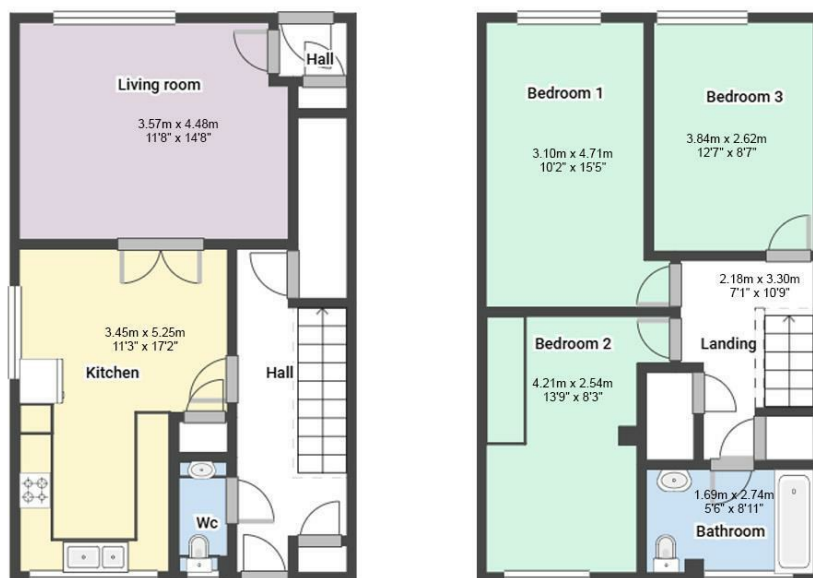
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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