

# HoldenCopley

PREPARE TO BE MOVED

Scarf Walk, Wilford, Nottinghamshire NG11 7DH

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£250,000



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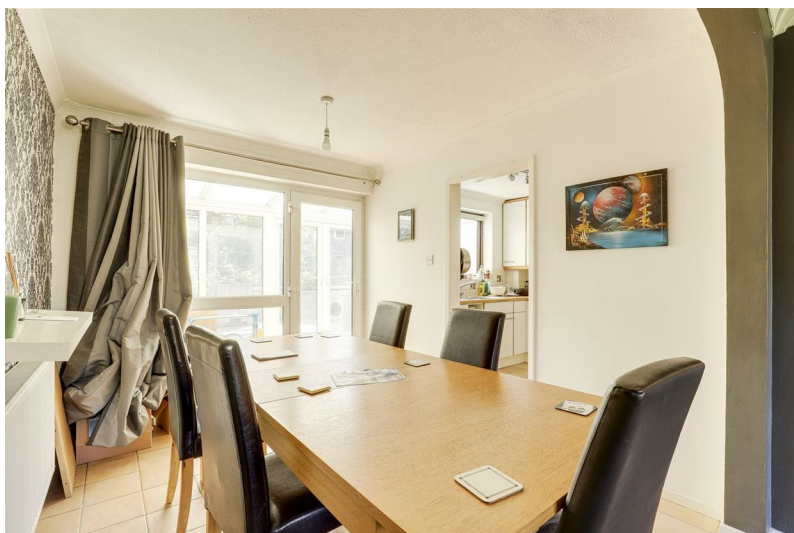




## LOCATION LOCATION LOCATION...

This two-bedroom mid-terrace house is deceptively spacious throughout and would make an ideal purchase for a first-time buyer, someone looking to downsize, or even a savvy investor seeking a well-positioned property with great potential. The home offers a fantastic opportunity to add value and personalise to your own taste, while benefiting from a sought-after location just a short distance from Nottingham City Centre, the River Trent with its scenic riverside walks, top-rated schools, local shops, and excellent transport links. To the ground floor, the property comprises a porch, a spacious living room open to the dining room, a fitted kitchen, and a conservatory overlooking the rear garden. Upstairs, there are two generously sized double bedrooms, a two-piece bathroom, a separate W/C, and access to a boarded loft, ideal for storage or potential future conversion. Outside, the property enjoys a front garden with a lawn and mature shrubs, along with on-street permit parking and a secure garage offering additional storage. To the rear, a private tiered garden features a decked seating area, a lawn, and a concrete shed providing a peaceful outdoor space to enjoy.

MUST BE VIEWED







- Mid-Terrace House
- Two Double Bedrooms
- Two Reception Rooms
- Well Appointed Fitted Kitchen
- Conservatory
- Two Piece Bathroom Suite & Separate W/C
- Private Rear Garden With Concrete Shed
- Secure Garage
- Excellent Transport Links
- Sought After Location











GROUND FLOOR

Porch

2\*8" x 4\*11" (0.83m x 1.52m)

The porch has UPVC double-glazed windows to the front and side elevations, tiled flooring and a single UPVC door providing access into the accommodation.

Living Room

17\*11" x 13\*1" (5.47m x 4.01m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring and stairs, a radiator, two built-in cupboards, coving and open access into the dining room.

Dining Room

10\*5" x 8\*7" (3.18m x 2.63m)

The dining room has a UPVC double-glazed internal window, tiled flooring, a radiator, coving, open access into the kitchen and a single UPVC door providing access into the conservatory.

Kitchen

8\*5" x 8\*4" (2.57m x 2.56m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, a stainless steel sink and a half with a drainer, space for an under the counter fridge and freezer, tiled flooring, partially tiled walls, a wall-mounted boiler, coving and a UPVC double-glazed internal window.

Conservatory

6\*0" x 14\*9" (1.84m x 4.51m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, space and plumbing for a washing machine and tumble dryer, a polycarbonate roof and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

5\*10" x 11\*8" (1.79m x 3.58m)

The landing has carpeted flooring, two built-in cupboards, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

11\*6" x 13\*10" (3.51m x 4.24m)

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

Bedroom Two

9\*7" x 17\*7" max (2.93m x 5.37m max)

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

Bathroom

5\*6" x 5\*4" (1.68m x 1.63m)

The bathroom has a vanity style wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tiled walls, coving, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

W/C

4\*10" x 6\*4" (1.48m x 1.95m)

This space has a low level concealed flush W/C, tile-effect flooring, coving and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a garage, on street parking for permit holders, a front garden with a lawn and mature shrubs and a private tiered rear garden with a fence panelled boundary, decking, a lawn and a concrete shed.

Garage

The property benefits from an en-bloc garage, located at the end of Aaron Close. The garage is positioned at the end of the row and features an up-and-over door.

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

Flood Risk – No flooding in the past 5 years

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 B

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.

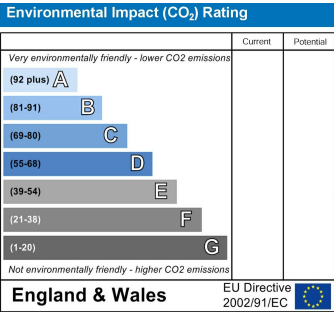
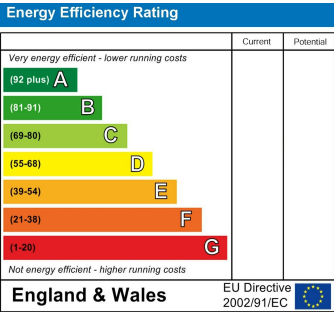
The vendor has advised the following:

Property Tenure is Freehold

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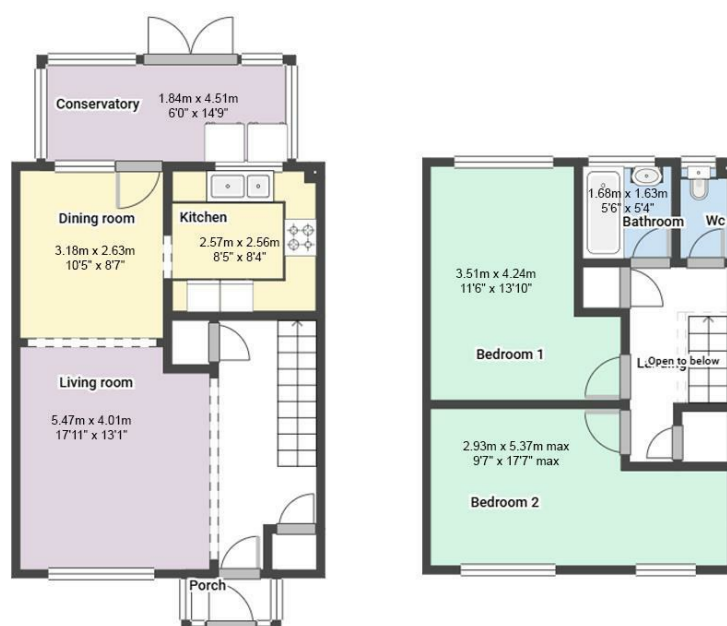
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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