

HoldenCopley

PREPARE TO BE MOVED

Conisborough Terrace, The Meadows, Nottinghamshire NG2 2FP

Guide Price £190,000 - £210,000

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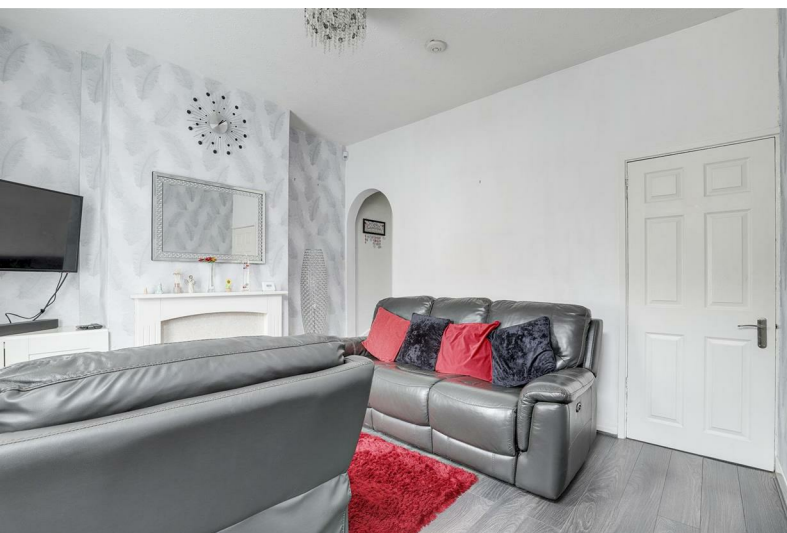


GUIDE PRICE £190,000-£210,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this two bedroom mid terrace house is a great opportunity for first time buyers and investors alike! Situated in a popular and convenient area, close to local amenities such as shops, parks, eateries, and schools, as well as easy access into Nottingham City Council, and provides excellent transport links. Internally, the property offers a bright and airy living room with a feature fireplace, a separate dining room with a unique fireplace, a stylish modern fitted kitchen, and a convenient W/C. The ground floor offers a fantastic range of living space, from cosy nights in, family cooking, and dining. Upstairs, the first floor offers two spacious double bedrooms, and a modern four-piece bathroom suite. Externally, the front of the property offers street parking, meanwhile the rear of the property is low-maintenance with an artificial lawn and a paved patio area - the perfect place to enjoy summer evenings.

MUST BE VIEWED





- Mid Terrace House
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Dining Room With Feature Fireplace
- Modern Fitted Kitchen
- Ground Floor W/C
- Modern Four Piece Bathroom Suite
- Low-Maintenance Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

11'6" x 12'4" (3.52m x 3.78m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, fitted base units, a UPVC double-glazed window to the front elevation, an overhead UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Dining Room

12'4" x 12'4" (3.78m x 3.78m)

The dining room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a dado rail, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and open access to the kitchen.

Kitchen

17'9" x 7'4" (5.43m x 2.25m)

The kitchen has a range of fitted gloss handleless base and wall units with worktops, a composite sink and a half with a movable mixer tap and a drainer, an integrated double-oven, an integrated gas hob with a glass splashback and an angled extractor fan, space for a fridge freezer, tiled flooring, a radiator, a panelled ceiling, recessed spotlights, UPVC double-glazed windows to the side and rear elevations, a Velux window, and a single UPVC door leading out to the rear garden.

W/C

2'3" x 5'4" (0.71m x 1.65m)

This space has a low-level flush W/C, a wall-mounted wash basin with a mixer tap, tiled flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

2'6" x 15'1" (0.78m x 4.62m)

The landing has carpeted flooring, a radiator, access to the loft, and provides access to the first floor elevation.

Master Bedroom

11'6" x 12'4" (3.52m x 3.78m)

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

Bedroom Two

12'5" x 9'6" (3.79m x 2.92m)

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

Bathroom

12'9" x 7'3" (3.91m x 2.21m)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled double-ended bath with a handheld shower, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a chrome heated towel rail, an in-built storage cupboard, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is availability for street parking.

Rear

To the rear of the property is a low-maintenance garden with a paved patio area, an artificial lawn, gated access, and wall 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.

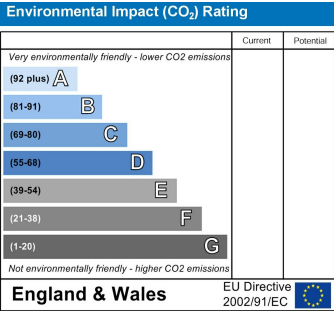
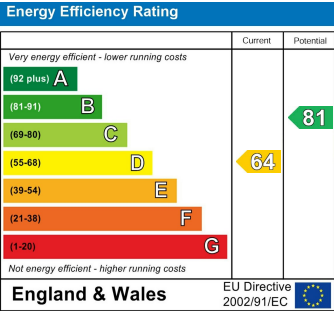
The vendor has advised the following:

Property Tenure is Freehold.

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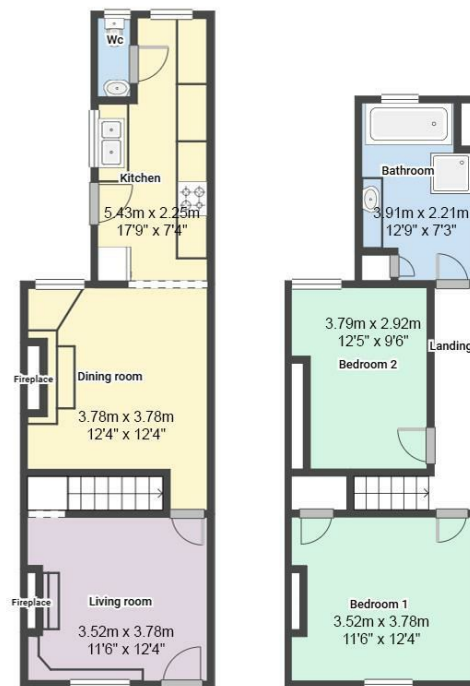
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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