

HoldenCopley

PREPARE TO BE MOVED

Vale Road, Colwick, Nottinghamshire NG4 2GL

Guide Price £170,000

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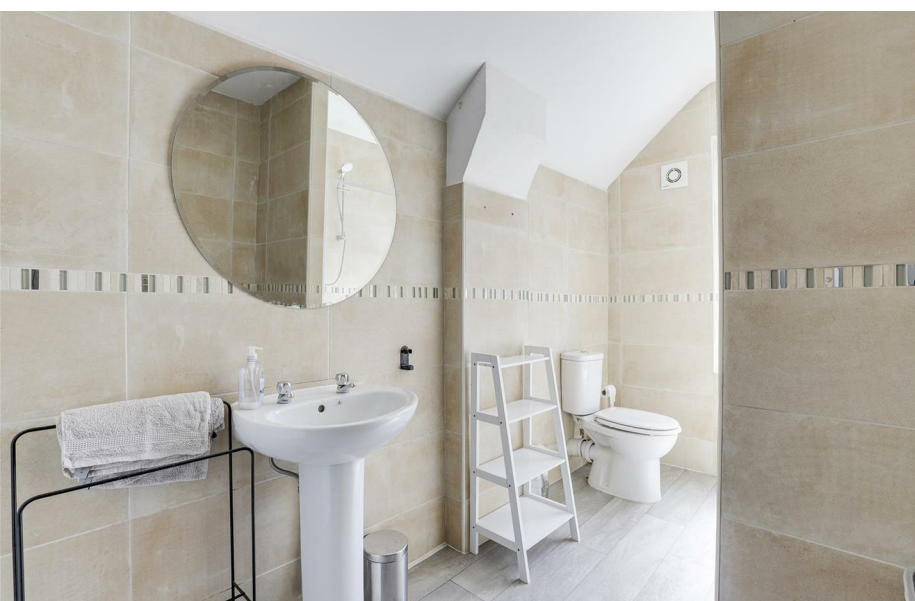


NO UPWARD CHAIN...
GUIDE PRICE £170,000 - £180,000

Offered to the market with no upward chain & nestled in the sought-after location of Colwick, close to an array of local amenities, including the scenic Colwick Country Park, retail parks, excellent transport links, and with easy access into the City Centre, this two-bedroom mid terrace house offers plenty of space and potential throughout, making it an ideal purchase for a range of buyers. From first time buyers looking for a spacious property to get them on the property ladder, families looking for a long term home, or investors looking for their next fantastic rental opportunity. Internally, the ground floor of the home offers an entrance hall, leading into the dining room, a separate living room, and a fitted kitchen with appliances and double French doors. Upstairs, the first floor offers two double bedrooms, each with its own en-suite bathroom. Externally, the front of the property offers availability for street parking, and a courtyard front garden. The rear garden offers a paved patio area, a lawn, and a convenient shed for outdoor storage.

MUST BE VIEWED





- Mid Terrace House
- Two Double Bedrooms
- Spacious Dining Room
- Separate Living Room
- Modern Fitted Kitchen
- Two En-Suite Bathrooms
- Private Enclosed Garden
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'4" x 3'0" (2.26m x 0.92m)

The entrance hall has carpeted flooring, partially exposed brick walls, recessed spotlights, UPVC double-glazed windows to the front and side elevations, and a single UPVC door providing access into the accommodation.

Dining Room

11'3" x 11'2" (3.45m x 3.42m)

The dining room has carpeted flooring, a recessed chimney breast alcove, a fitted base unit, a radiator, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access via the entrance hall.

Living Room

15'3" max x 11'3" (4.65m max x 3.45m)

The living room has carpeted flooring and stairs, a radiator, understairs storage, a UPVC double-glazed window to the rear elevation, and open access to the kitchen.

Kitchen

12'11" x 6'0" (3.95m x 1.85m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a movable swan neck mixer tap and a drainer, an integrated oven and electric hob with a stainless steel extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect herringbone flooring, partially tiled walls, a radiator, a UPVC double-glazed window to the side elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

2'5" x 2'5" (0.76m x 0.74m)

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

Master Bedroom

12'5" x 11'5" (3.80m x 3.48m)

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

En-Suite

12'11" max x 6'3" (3.96m max x 1.91m)

The en-suite has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, a built-in storage cupboard, an extractor fan, a singular recessed spotlight, and a UPVC double-glazed obscure widow to the rear elevation.

Bedroom Two

11'6" max x 11'6" (3.51m max x 3.51m)

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

En-Suite

5'5" max x 5'5" (1.66m max x 1.66m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, tiled flooring and walls, and an extractor fan.

OUTSIDE

Front

The front of the property offers a courtyard style front garden and street parking.

Rear

To the rear of the property is a private enclosed garden with a paved seating area, a lawn, gravelled borders, a range of shrubs and plants, a she, 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 - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – Garden was previously waterlogged

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

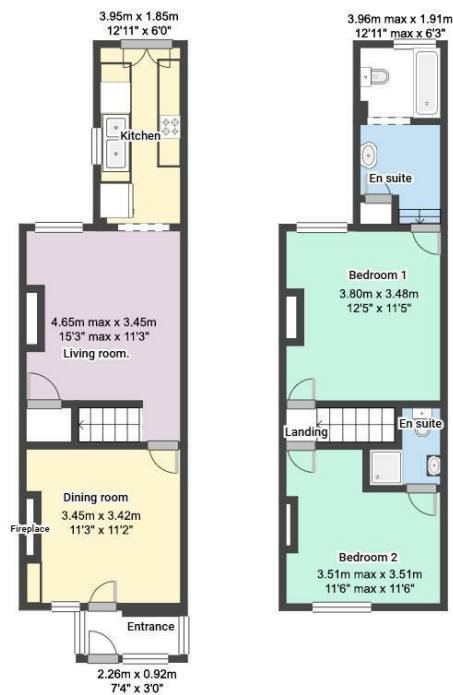
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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