

HoldenCopley

PREPARE TO BE MOVED

West Moor, Colwick, Nottinghamshire NG2 4EB

Guide Price £190,000

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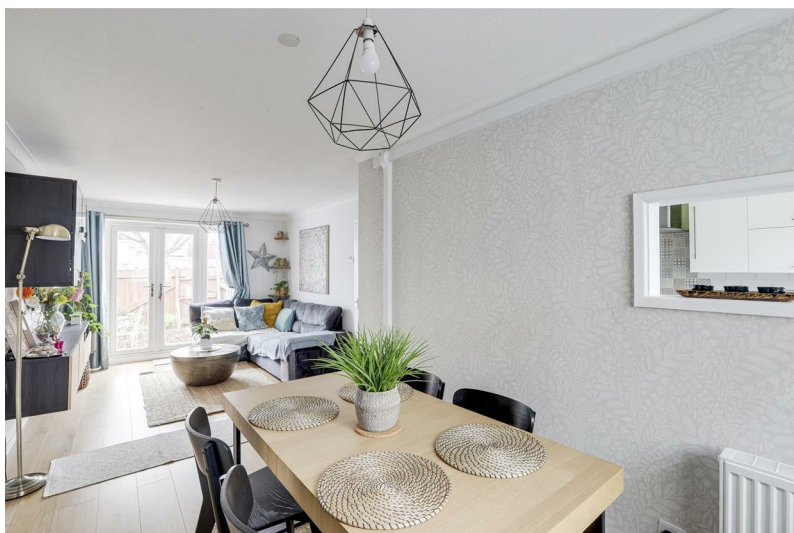
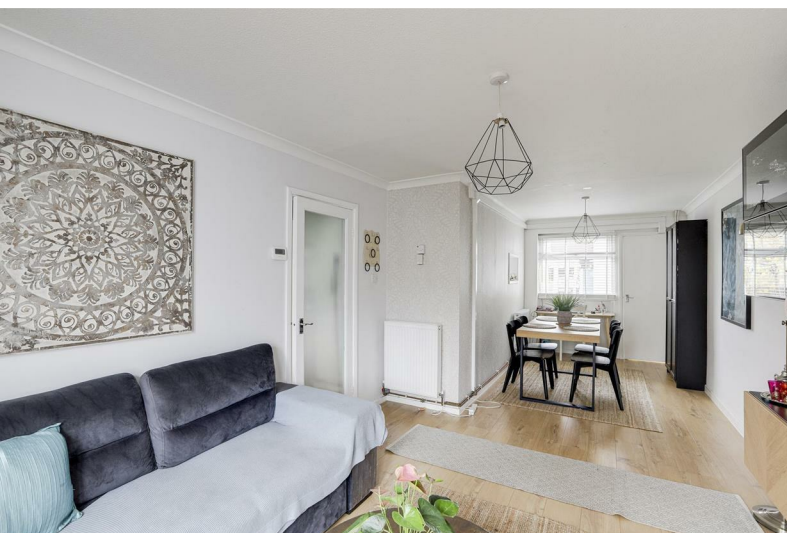


GUIDE PRICE £190,000 - £200,000

MID TERRACED HOUSE...

This three-bedroom mid-terraced house is ideally located in a popular area, perfect for first-time buyers or small families. Just moments away from the beautiful Colwick Country Park and close to excellent schools, this home offers easy access to Nottingham City Centre and various retail parks, combining convenience with natural beauty and top local amenities. On the ground floor, you'll find a lobby with a convenient W/C, leading to a spacious dining area, a bright living room with double French doors opening to the rear garden, and a well-appointed kitchen. The ground floor also features a hallway with access to a handy storage room. Upstairs, the property comprises three generously sized bedrooms and a modern three-piece bathroom suite. Outside, the property offers both front and rear gardens. The front garden includes a lawn, a patio area, and secure fence panelling with gated access to the driveway. The rear garden provides a patio seating area and gated access for added privacy and convenience.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Area
- Fitted Kitchen
- Store Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Off-Street parking
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Lobby

3'1" x 2'8" (0.94m x 0.83m)

The lobby has wood-effect flooring, and a UPVC door providing access into the accommodation.

W/C

3'2" x 3'6" (0.98m x 1.07m)

This space has a low level flush W/C, a wall-mounted wash basin, a wall-mounted boiler, and wood-effect flooring.

Kitchen

12'2" x 8'7" (3.71m x 2.63m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, tiled splashback, wood-effect flooring, a UPVC double glazed window to the front elevation, and a UPVC door opening to the front garden.

Dining Area

10'8" x 7'6" (3.27m x 2.30m)

The dining area has a UPVC double glazed window to the front elevation, a serving hatch, a radiator, coving to the ceiling, wood-effect flooring, and access into the living room.

Living Room

12'9" x 10'4" (3.90m x 3.15m)

The living room has wood-effect flooring, a TV point, a radiator, coving to the ceiling, and double French doors opening to the rear garden.

Hallway

5'11" x 14'7" (1.82m x 4.47m)

The hallway has wood-effect floor, painted exposed stairs, an in-built cupboard, a UPVC door providing access into the accommodation, and access into the store room.

Store Room

5'10" x 3'6" (1.80m x 1.08m)

The storeroom has a UPVC double glazed obscure window to the rear elevation, storage space, and wood-effect flooring.

FIRST FLOOR

Landing

5'9" x 8'2" (1.77m x 2.50m)

The landing has wood-effect flooring, an in-built cupboard, a radiator, and access to the first floor accommodation.

Bedroom One

13'0" x 10'5" max (3.97m x 3.18m max)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted triple wardrobe with sliding doors, and wood-effect flooring.

Bedroom Two

8'6" max x 10'6" (2.60m max x 3.22m)

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

Bedroom Three

9'3" max x 7'6" (2.82m max x 2.30m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, coving to the ceiling, and wood-effect flooring.

Bathroom

5'5" x 8'2" (1.66m x 2.51m)

The bathroom has two UPVC double glazed obscure windows to the front elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is an outbuilding, a planted border, a fence panelled boundary, and double gated access onto the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a barked area, a small rockery with plants, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

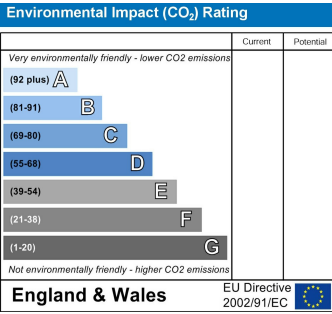
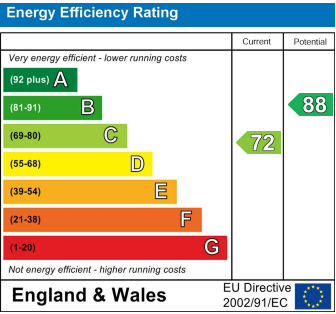
The vendor has advised the following:

Property Tenure is Freehold

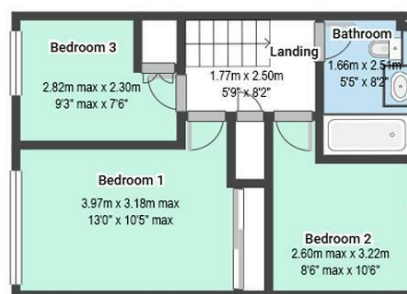
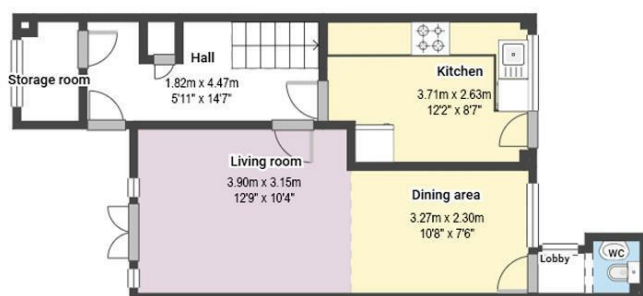
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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