

HoldenCopley

PREPARE TO BE MOVED

Stratford Close, Colwick, Nottinghamshire NG4 2DL

Guide Price £230,000 - £260,000

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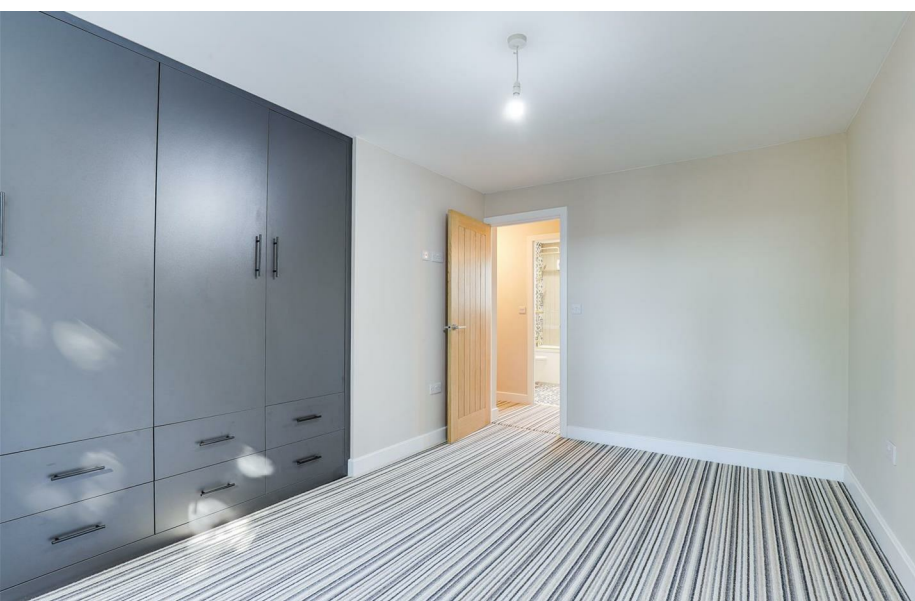
GUIDE PRICE: £230,000 - £250,000

NEWLY RENOVATED END-TERRACED HOME

This beautifully renovated two-bedroom end terrace has been finished to a high standard and is ready to move into, making it an ideal purchase for a wide range of buyers. Offered with no upward chain, the property combines modern living with practical convenience. The home has been thoughtfully updated, including a brand new heating system and boiler, and benefits from a rear extension creating a spacious, open-plan ground floor. The accommodation comprises a bay-fronted living room, a sleek modern fitted kitchen with integrated appliances, and a bright dining room featuring a skylight and bi-folding doors that open onto the rear garden, perfect for indoor-outdoor living. Upstairs, the property boasts a double bedroom with built-in wardrobes and a comfortable single bedroom, both served by a contemporary three-piece bathroom suite. Externally, the property offers two parking spaces – one at the front and one at the rear just outside the back gate – and a generous rear garden with two decked areas, artificial lawn, and fenced boundaries. Situated in a popular residential area, the home is conveniently located near local shops, schools, and amenities, as well as being a short distance from Colwick Country Park. Excellent transport links into Nottingham city centre further enhance the appeal of this property.

MUST BE VIEWED





- End-Terraced House
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Open Plan Ground Floor
- Off-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Popular Location





GROUND FLOOR

Living Room

17'1" x 12'4" (into bay) (5.22m x 3.78m (into bay))
The living room features carpeted flooring, an electric storage heater, and a UPVC double-glazed bay window to the front. A composite door provides access to the property.

Kitchen

9'5" x 14'3" (2.88m x 4.35m)
The modern kitchen features a range of fitted handleless base and wall units with worktops, a breakfast bar, and a composite sink with swan neck mixer tap. Appliances include an integrated oven with ceramic hob and extractor fan, integrated fridge and freezer, dishwasher, and washing machine. Additional features include a splashback, electric storage heater, laminate flooring, recessed spotlights, and a UPVC double-glazed bay window to the side elevation.

Dining Room

10'4" x 12'0" (3.15m x 3.66m)
The dining room features laminate flooring, an electric storage heater, recessed spotlights, a feature skylight, and bi-folding doors opening out to the rear garden.

FIRST FLOOR

Landing

3'2" x 5'10" (0.99m x 1.80m)
The landing features carpeted flooring, loft access with lighting, and leads to the first-floor accommodation.

Master Bedroom

11'2" x 13'2" (3.42m x 4.02m)
The main bedroom features carpeted flooring, an electric storage heater, built-in wardrobes and drawers, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'2" x 6'2" (3.10m x 1.89m)
The second bedroom features carpeted flooring, an electric storage heater, and a UPVC double-glazed window to the rear elevation.

Bathroom

5'9" x 6'7" (1.76m x 2.02m)
The bathroom features a concealed low-level dual-flush W/C, a wall-mounted vanity unit with wash basin, and a panelled bath with mains-fed rainfall and handheld showers. Additional features include an extractor fan, heated towel rail, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

At the front, the property boasts a charming garden with a natural lawn, a mature tree, and subtle courtesy lighting.

Rear

To the rear, the property offers an enclosed garden with a paved patio, raised and additional decked areas, an artificial lawn, external lighting, and fenced boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G Coverage

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Electric Storage Heaters
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

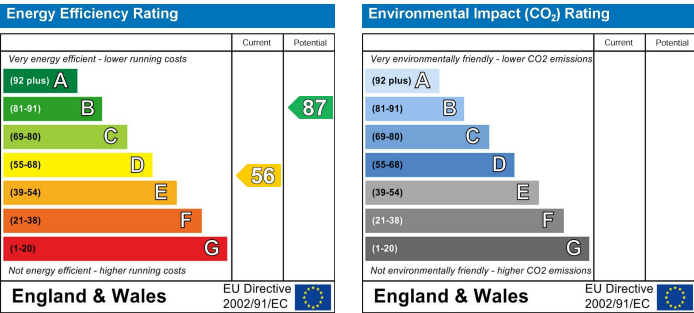
DISCLAIMER

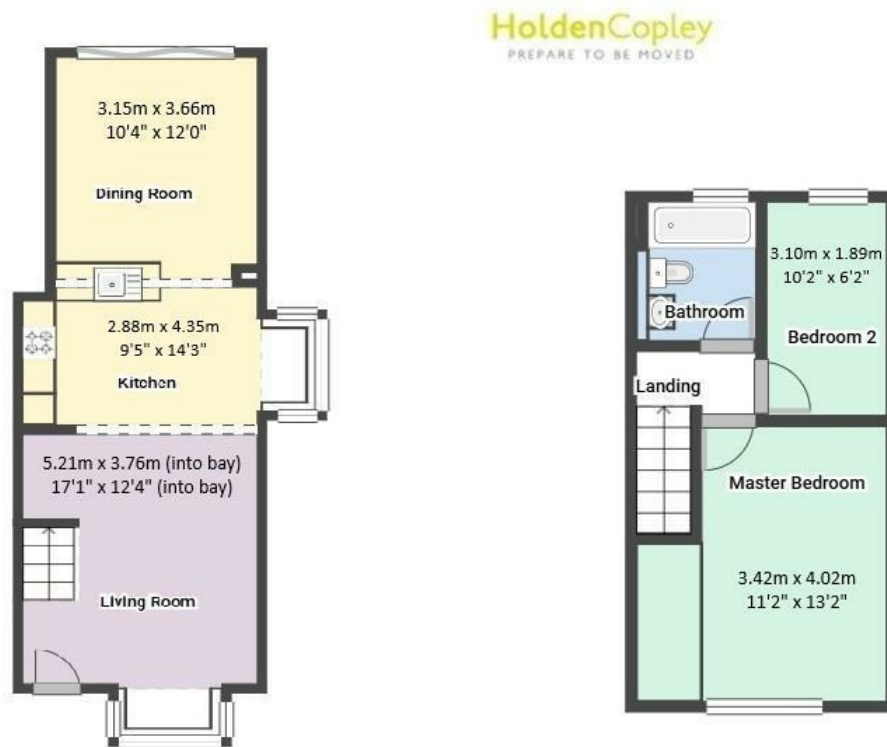
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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