

HoldenCopley

PREPARE TO BE MOVED

Woolmer Road, The Meadows, Nottinghamshire NG2 2FD

£220,000

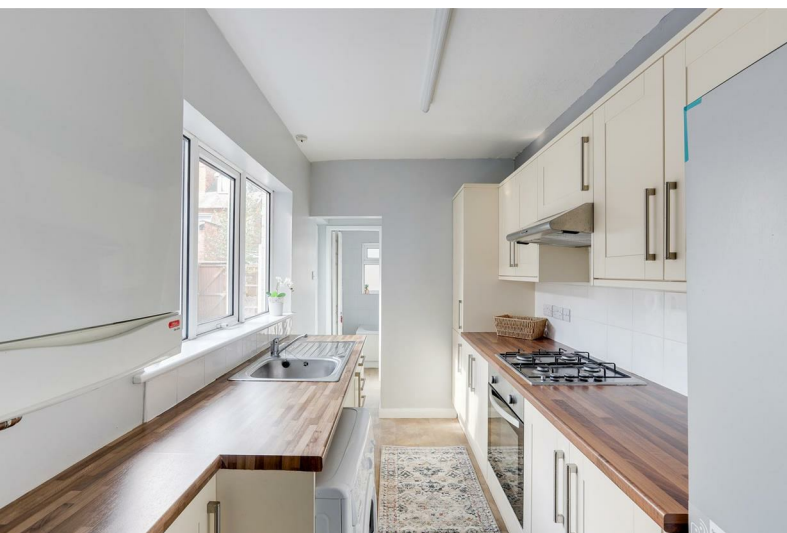
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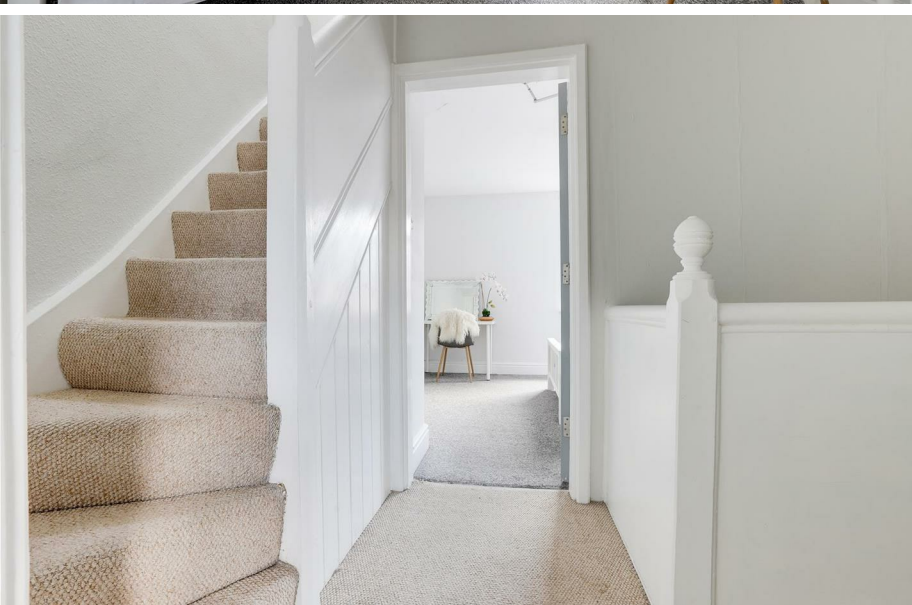


NO UPWARD CHAIN...

This three-bedroom mid-terraced house offers deceptively spacious accommodation set across three floors and is beautifully presented throughout, making it the perfect property to move straight into. Offered to the market with no upward chain, this home would make an excellent investment opportunity or suit a wide range of buyers. Situated in a popular location within easy reach of Nottingham City Centre, you'll find a wealth of amenities on the doorstep including restaurants, shops, regular transport links and the Universities. The ground floor comprises two generous reception rooms, a modern galley-style kitchen and a three-piece bathroom suite. The first floor hosts two double bedrooms, with a further double bedroom to the second floor. Outside to the rear is a low-maintenance decked garden.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Contemporary Fitted Kitchen
- Ground Floor Bathroom
- Well-Maintained & Presented Throughout
- Low Maintenance Garden With Decking
- Close To City Centre
- Great Investment Opportunity
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12*3" x 3*4" (3.74m x 1.02m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, and a single UPVC door with a feature window above providing access into the accommodation.

Living Room

12*0" x 12*0" (max) (3.68m x 3.68m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, and a radiator.

Stairs

5*11" x 2*9" (1.81m x 0.85m)

The stairs are carpeted.

Dining Room

13*6" x 12*0" (max) (4.13m x 3.66m (max))

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built under-stair cupboard.

Kitchen

11*0" x 6*5" (3.36m x 1.97m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, tiled splashback, vinyl flooring, and a UPVC double-glazed window to the side elevation.

Back Door

3*4" x 2*4" (1.03m x 0.72m)

This space has a single UPVC door providing access to the rear garden.

Bathroom

6*7" x 6*6" (max) (2.02m x 2.00m (max))

The bathroom has a concealed dual flush WC, a vanity unit wash basin with fitted storage, a wall-mounted cabinet, a panelled bath with a mains-fed shower and a shower screen, a chrome heated towel rail, partially tiled walls, vinyl flooring, a UPVC double-glazed obscure window to the rear elevation, and a bi-folding door.

FIRST FLOOR

Landing

13*6" x 5*6" (4.12m x 1.68m)

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

Bedroom Two

13*6" x 12*0" (max) (4.12m x 3.67m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bedroom Three

13*5" x 9*4" (max) (4.11m x 2.85m (max))

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

SECOND FLOOR

Upper Landing / Stairs

10*2" x 2*5" (3.11m x 0.74m)

The stairs have carpeted flooring and lead to the second floor accommodation.

Bedroom One

15*11" x 13*6" (max) (4.86m x 4.12m (max))

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

OUTSIDE

Outside to the front is on-street parking. To the rear is an enclosed low maintenance garden with decking.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for rivers & sea / very low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

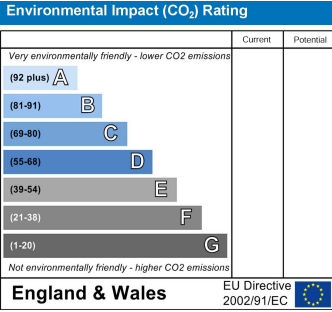
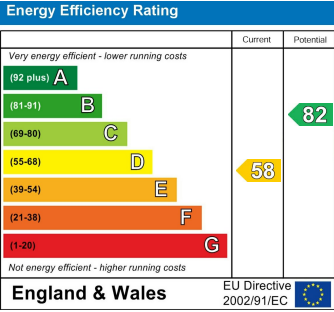
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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