

HoldenCopley

PREPARE TO BE MOVED

Glapton Road, The Meadows, Nottinghamshire NG2 2FF

Guide Price £190,000 - £200,000

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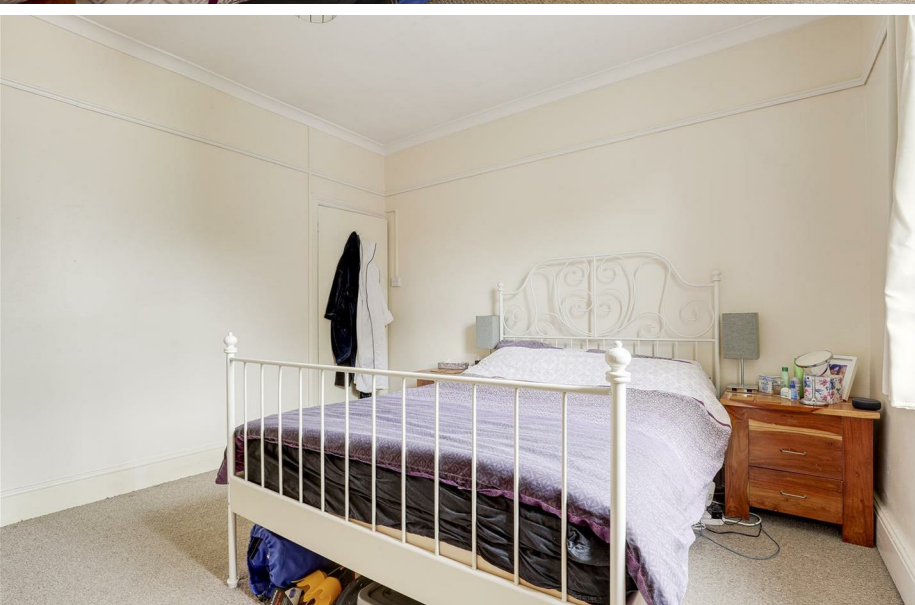
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IDEAL FOR FIRST TIME BUYERS...

This end-terrace house offers deceptively spacious accommodation and is bursting with potential, making it the perfect purchase for a first-time buyer or anyone looking to step onto the property ladder and truly make a home their own. Well-positioned in a popular and convenient location, this property is just a stone's throw away from the City Centre, with easy access to a wide range of local shops, great schools, and fantastic transport links, making it ideal for city commuters. To the ground floor, the accommodation comprises two generously sized reception rooms and a well-appointed fitted kitchen, offering plenty of living and entertaining space. The first floor hosts two double bedrooms, a four-piece bathroom suite, and access to a boarded loft, providing excellent additional storage. Outside, the property offers a private garden featuring a decorative stone seating area, a pond, and a brick-built outbuilding, along with a driveway accessed via double wooden gates providing secure off-road parking.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Reception Rooms
- Four Piece Bathroom Suite
- Off-Road Parking
- Private Rear Garden
- Convenient Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

12'5" x 11'5" (3.78m x 3.48m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a recessed chimney breast alcove with a stone hearth, coving and a single composite door providing access into the accommodation.

Dining Room

15'3" x 12'7" (4.65m x 3.84m)

The dining room has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a radiator, a recessed chimney breast alcove with exposed brick and a picture rail.

Kitchen

12'9" x 7'4" (3.89m x 2.24m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, a wall-mounted boiler, UPVC double-glazed windows to the side elevation and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

16'1" x 2'9" (4.92m x 0.85m)

The landing has carpeted flooring, a radiator, a roof light, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

11'6" x 12'6" (3.51m x 3.81m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in cupboard, a picture rail and coving.

Bedroom Two

12'5" x 9'7" (3.78m x 2.92m)

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

Bathroom

7'5" x 12'9" (2.26m x 3.89m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath, a corner fitted shower enclosure with a mains-fed shower, carpeted flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is private garden with a decorative stone seating area, a pond, a brick built outbuilding and a driveway accessed by double wooden gates.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- 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.

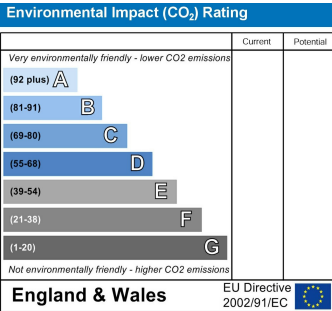
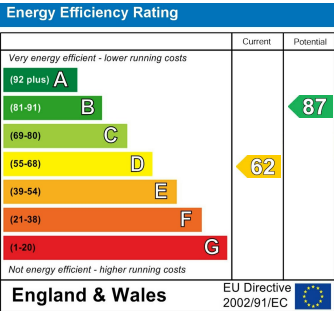
The vendor has advised the following:
Property Tenure is Freehold

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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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.



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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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