

HoldenCopley

PREPARE TO BE MOVED

Stavely Way, Gamston, Nottinghamshire NG2 6UH

Guide Price £200,000 - £210,000

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NO UPWARD CHAIN...

Introducing this two-bedroom mid-terraced home, an excellent opportunity for first-time buyers or anyone looking for a property they can truly make their own. Offered with no upward chain, it promises a straightforward and stress-free move. The ground floor has a well-planned layout, beginning with an inviting entrance that sets the tone for the rest of the home. The spacious living room provides a comfortable setting for both relaxation and entertaining, while the fitted kitchen serves as a practical and adaptable space for everyday cooking. A convenient W/C on this level adds to the home's functionality. Upstairs, there are two well-proportioned bedrooms, each offering scope to personalise and create your ideal retreat. The three-piece bathroom suite completes the first floor, providing both comfort and convenience. Externally, residents benefit from a communal car park, ensuring easy and hassle-free parking. The property is located in a highly desirable area within easy reach of West Bridgford town centre, which offers a fantastic selection of shops, cafes, and amenities. It also provides excellent access to Nottingham City Centre, local universities, and major transport links, including train services to London from Nottingham or East Midlands Parkway. The home also falls within catchment for The West Bridgford School and several other well-regarded schools, making it a superb choice for professionals, couples, or young families alike.

MUST BE VIEWED



- Mid-Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Communal Car Park
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall
The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation

Living Room
11'5" x 15'10" (3.50m x 4.85m)
The living room has carpeted flooring, an in-built storage cupboard, two radiators, a UPVC double glazed window and is open plan to the kitchen

Kitchen
9'0" x 5'9" (2.75m x 1.77m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated double oven, an integrated gas hob, an extractor hood, recessed spotlights, tiled splashback and tiled flooring

W/C
3'2" x 5'7" (0.98m x 1.71m)
This space has a low-level dual flush W/C, a pedestal wash basin, tiled splashback, a radiator, tiled flooring and a UPVC double glazed obscure window

FIRST FLOOR
Landing
7'9" x 9'1" (2.37m x 2.77m)
The landing has carpeted flooring, an in-built storage cupboard and provides access to the loft and first floor accommodation

Bedroom One
9'11" x 10'6" (3.03m x 3.22m)
The main bedroom has carpeted flooring, an in-built wardrobe, a radiator and a UPVC double glazed window

Bedroom Two
13'7" x 6'10" (4.16m x 2.09m)
The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window

Bathroom
6'4" x 5'5" (1.94m x 1.67m)
The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with central taps and a wall-mounted shower fixture, a shower screen, a radiator, tiled flooring, partially tiled walls and recessed spotlights

OUTSIDE
Outside there is access to communal parking

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 1000Mbps and Upload speed 220Mbps
Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G
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 - Rushcliffe Borough Council - Band C
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
Service Charge for Parking in the year marketing commenced £297.51

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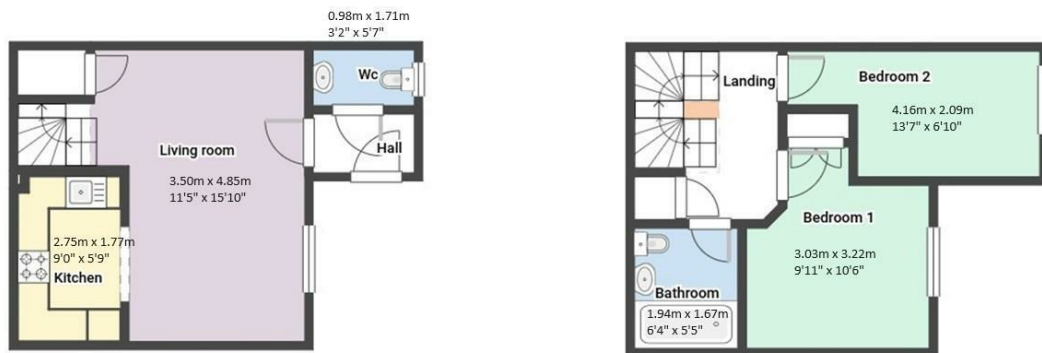
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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