

HoldenCopley

PREPARE TO BE MOVED

Bathley Street, The Meadows, Nottinghamshire NG2 2LH

Offers Over £160,000 - £200,000

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NO UPWARD CHAIN...

This three-storey mid-terrace home offers an exceptional location within walking distance of Nottingham City Centre, West Bridgford, and the Trent Bridge Embankment. Ideal for first-time buyers, professionals, and investors, the property enjoys excellent transport links via London Road and easy access to a wealth of local amenities, including restaurants, bars, schools, sports venues, and public parks. The ground floor features two spacious reception rooms, providing generous living and dining areas, while the rear-positioned kitchen offers direct access to a low-maintenance garden. As a Victorian terrace, the property benefits from a unique layout spanning the central alleyway on the upper floors, resulting in more space to the upper floors. The first floor comprises two well-proportioned double bedrooms and a three-piece family bathroom. A third expansive double bedroom occupies the second floor, offering flexibility for additional living space or a home office. Externally, the property includes a small entrance threshold at the front with on-street parking available. The enclosed rear courtyard, complete with a brick wall boundary and gated access, provides a private outdoor retreat. Offered for sale with no upward chain, this home presents a fantastic opportunity for homebuyers and investors alike.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Dining Room
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Courtyard
- No Upward Chain
- Close To The City Centre
- Must Be Viewed





GROUND FLOOR

Dining Room

13'9" plus bay x 11'10" (4.21m plus bay x 3.61m)
The dining room has a UPVC double glazed bay window to the front elevation, a TV point, wood-effect flooring, and a UPVC door providing access into the accommodation.

Living Room

11'9" max x 14'11" (3.59m max x 4.55m)
The living room has a UPVC double glazed window to the rear elevation, a TV point, coving to the ceiling, carpeted stairs, and wood-effect flooring.

Kitchen

15'5" x 5'2" (4.72m x 1.59m)
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, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, an under-counter fridge, a radiator, a wall-mounted Baxi boiler, tiled splash back, vinyl flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

6'5" max x 5'8" (1.97m max x 1.75m)
The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

15'8" x 11'3" (4.80m x 3.45m)
The first bedroom has a UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, and wood-effect flooring.

Bedroom Two

9'2" x 8'10" (2.80m x 2.70m)
The second bedroom has a UPVC double glazed window to the rear elevation, two radiators, coving to the ceiling, and wood-effect flooring.

Bathroom

8'11" max x 6'6" (2.73m max x 2.00m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, an in-built cupboard, a radiator, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Bedroom Three

12'11" x 11'3" (3.95m x 3.45m)
The third bedroom has two Velux windows, an in-built cupboard, a radiator, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and shared access to the rear garden.

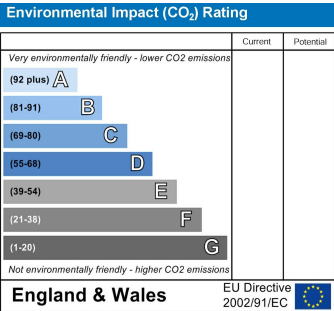
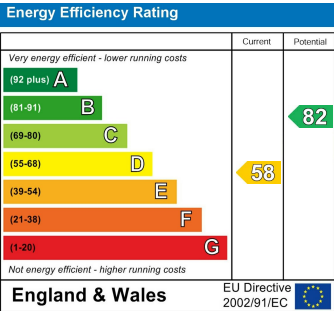
Rear

To the rear of the property is an enclosed courtyard, a brick wall boundary, and gates access.

ADDITIONAL INFORMATION

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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 1000Mbps
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 – Yes - see questionnaire

DISCLAIMER



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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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