

HoldenCopley

PREPARE TO BE MOVED

Pyatt Street, The Meadows, Nottinghamshire NG2 2LD

Guide Price £210,000

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NO UPWARD CHAIN...

GUIDE PRICE £210,000 - £230,000

Welcome to this four-bedroom mid-terraced house offered with no upward chain, making it an ideal opportunity for both first-time buyers and families. With its prime location near an array of eateries, shops, and excellent transport links to the City Centre. As you step inside, the ground floor features two well-proportioned reception rooms, perfect for entertaining or relaxing. The fitted kitchen, designed for your culinary needs. A convenient ground floor bathroom adds to the functionality of this home. Ascend to the upper level, where you'll find two spacious double bedrooms. The top floor has a further two double bedrooms. Outside, the property benefits from on-street permit parking. The rear courtyard-style garden features a patio seating area for enjoying the outdoors. Additionally, a brick-built outhouse provides useful storage, enhancing the practicality of this home.

MUST BE VIEWED!







GROUND FLOOR

Living Room

14'3" x 11'10" (4.36m x 3.63m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, an exposed brick-wall with a decorative mantelpiece and a UPVC double-glazed bay window to the front elevation.

Dining Room

11'11" x 12'5" (3.64m x 3.79m)

The dining room has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Kitchen

6'4" x 8'0" (1.94m x 2.45m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, space and plumbing for a washing machine, partially tiled walls, tiled flooring, two UPVC double-glazed windows to the side elevation and a single UPVC door providing access to the rear garden.

Bathroom

6'4" x 5'6" (1.95m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, tiled walls, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

9'6" x 5'1" (2.92m x 1.56m)

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

11'8" x 11'6" (3.56m x 3.53m)

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

Bedroom Two

11'10" x 10'1" (3.62m x 3.08m)

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

SECOND FLOOR

Landing

3'8" x 6'3" (1.14m x 1.93m)

The landing has carpeted flooring, a Velux window and access to the second floor accommodation.

Bedroom Three

13'11" x 11'9" (4.24m x 3.58m)

The third bedroom has carpeted flooring, a radiator and a Velux window.

Bedroom Four

11'10" x 11'2" (max) (3.61m x 3.40m (max))

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

OUTSIDE

Front

To the front of the property is access to on-street permit parking.

Rear

To the rear is an enclosed courtyard style garden with a patio seating area, access to the brick-built outhouse, fence panelling and brick-wall boundaries.

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

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 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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

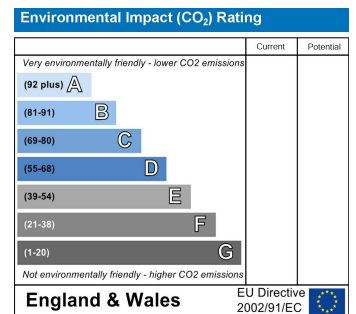
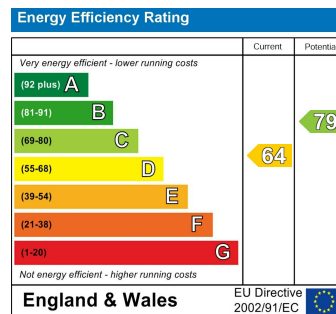
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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