

HoldenCopley

PREPARE TO BE MOVED

Brookhill Street, Stapleford, Nottinghamshire NG9 7BQ

Guide Price £175,000 - £190,000

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IDEAL FOR FIRST-TIME BUYERS...

Welcome to this three-bedroom end-terraced house, perfectly tailored for first-time buyers seeking comfort and convenience in a popular location. Situated to local amenities, schools, and excellent commuting links. Upon entering, you are greeted by a well-presented interior, the ground floor features a spacious open-plan reception room, providing ample space for relaxation and entertainment. Adjacent is a modern fitted kitchen, thoughtfully designed to easily accommodate your culinary endeavors. Ascending to the upper level, you'll find a double bedroom, alongside a single bedroom, ideal for guests or a home office. Completing this level is a stylish three-piece bathroom suite. Venturing to the top level, an additional double bedroom awaits, providing versatility and privacy for occupants. Outside to the front, convenient access to on-street parking. Meanwhile, the rear of the property reveals an enclosed garden, showcasing a delightful combination of features. The property features both a decked seating area and a lawn, as well as a patio seating area adorned with a variety of plants and shrubs, providing ample opportunities for outdoor enjoyment.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Stylish Bathroom
- On-Street Parking
- Enclosed Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Open Plan Living

27'5" x 11'5" (max) (8.37m x 3.48m (max))

This space has wood flooring, two radiators, recessed spotlights, a fitted storage cupboard, two windows to the front and rear elevations and open access to the kitchen.

Kitchen

8'5" x 6'0" (2.59m x 1.83m)

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 hob, an integrated oven, space and plumbing for a washing machine and dishwasher, an extractor fan, partially tiled walls, tiled flooring, two windows to the rear and side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

8'7" x 6'7" (max) (2.63m x 2.02m (max))

The landing has original wood flooring, carpeted stairs and access to the first floor accommodation.

Master Bedroom

11'11" x 11'5" (max) (3.64m x 3.50m (max))

The main bedroom has original wood flooring, an in-built storage cupboard, recessed spotlights and a window to the front elevation.

Bedroom Two

12'0" x 6'0" (3.66m x 1.85m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights and a window to the rear elevation.

Bathroom

8'3" x 5'1" (max) (2.52m x 1.55m (max))

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panlled bath with a shower fixture, a heated towel rail, an in-built storage cupboard that houses the boiler within the warranty period, recessed spotlights, vinyl flooring and a window to the rear elevation.

SECOND FLOOR

Bedroom Three

14'7" x 11'4" (max) (4.45m x 3.47m (max))

The third bedroom has carpeted flooring and a Velux window.

OUTSIDE

Front

The front of the property has a brick wall boundary, courtesy lighting and access to on-street parking.

Rear

To the rear of the property is an enclosed garden with a decked seating area, a lawn, a paved patio area, a range of plants and shrubs and fence panelling.

DISCLAIMER

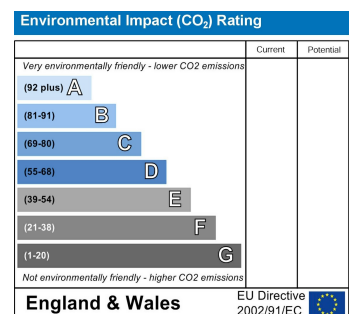
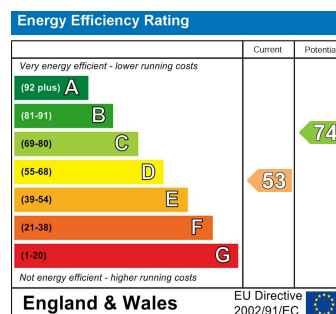
Council Tax Band Rating - Broxtowe Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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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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