

# HoldenCopley

PREPARE TO BE MOVED

Brookhill Street, Stapleford, Nottinghamshire NG9 7BQ

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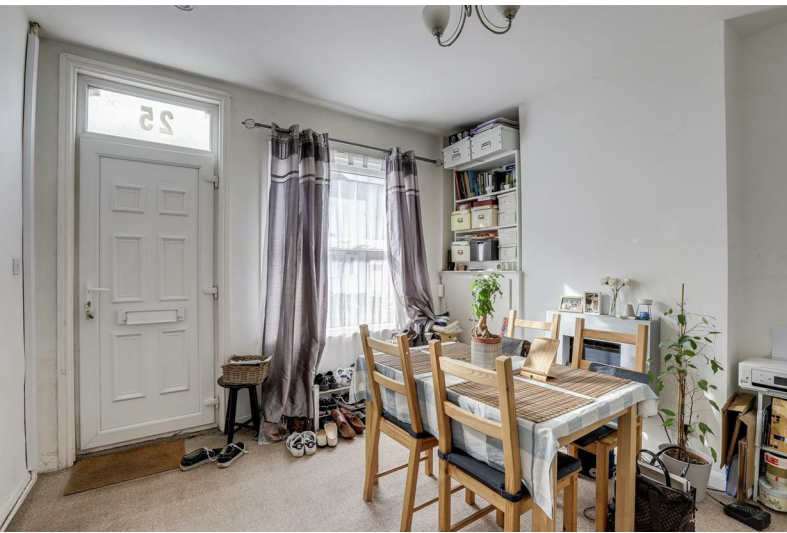
Guide Price £140,000

**\*\*NEW GUIDE PRICE: £140,000 - £150,000\*\***

**NO UPWARD CHAIN...**

Introducing this two-bedroom mid-terraced house, offered with no upward chain. Conveniently located close to local amenities, schools, and exceptional commuting links, including easy access to the M1 motorway. Upon entering, you're welcomed by a well-proportioned layout on the ground floor, comprising two reception rooms providing versatile living spaces, along with access to the cellar for additional storage. The fitted kitchen adds practicality to the home, offering a functional space for meal preparation. Ascending to the upper level, you'll find two double bedrooms, offering comfortable accommodation. Completing the layout is a three-piece bathroom suite, providing convenience and comfort for daily routines. Externally, the property features access to on-street parking at the front. To the rear, is a patio seating area, additionally there's potential for a lawn area, allowing for further customisation and enjoyment of outdoor space.

**MUST BE VIEWED**



- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- On-Street Parking
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Living Room

11'11" x 11'10" (max) (3.65m x 3.62m (max))

The living room has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

### Dining Room

12'0" x 12'0" (max) (3.67m x 3.66m (max))

The dining room has carpeted flooring, a vertical radiator, access to the cellar and a UPVC double-glazed window to the rear elevation.

### Kitchen

13'6" x 5'7" (4.13m x 1.71m )

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

## FIRST FLOOR

### Landing

15'8" x 9'0" (max) (4.78m x 2.75m (max))

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

### Master Bedroom

11'11" x 11'10" (max) (3.65m x 3.63m (max))

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

12'0" x 8'11" (max) (3.67m x 2.74m (max))

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

### Bathroom

14'1" x 5'8" (4.30m x 1.75m )

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a hand-held shower head, a heated towel rail, an extractor fan, a wall-mounted boiler, access to the loft, partially tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## BASEMENT

### Cellar

9'1" x 7'4" (max) (2.79m x 2.26m (max))

The cellar has storage space.

## OUTSIDE

### Front

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

### Rear

The rear garden has a patio area, a potential area for a lawn, and fence panelling.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 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 – small damp issue in bedroom two which Vendors are sorting.

## 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

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.





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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