

# HoldenCopley

PREPARE TO BE MOVED

Frederick Road, Stapleford, Nottinghamshire NG9 8FL

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Offers Over £150,000



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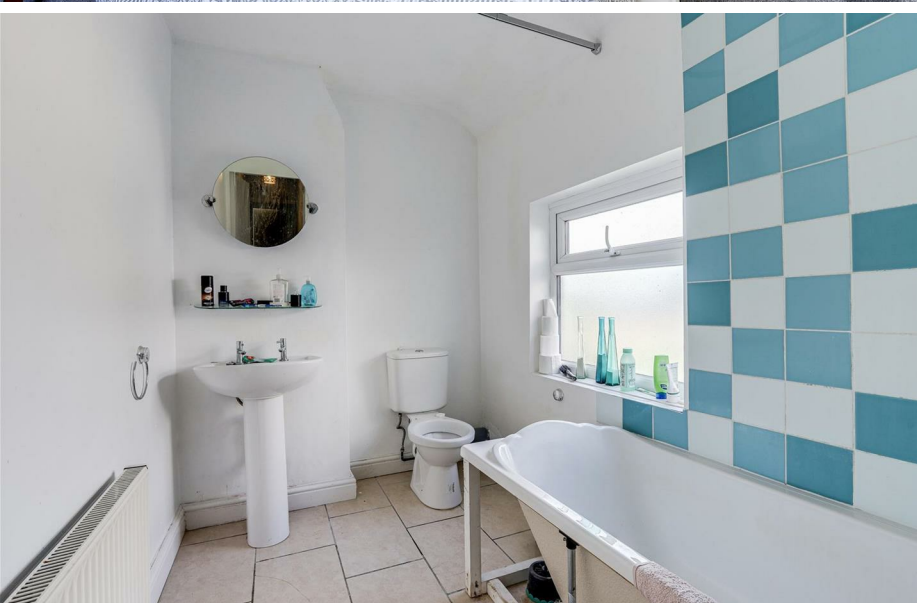
## THE PERFECT FIRST-TIME BUY...

Nestled in a prime location within walking distance of Stapleford Centre, this two-bedroom semi-detached house presents an enticing opportunity for both first-time buyers and investors alike. Offering generously proportioned living spaces, this residence boasts a warm and welcoming atmosphere. Step inside to discover a well-appointed living room, a dining room featuring a convenient under-stairs storage cupboard and seamlessly transitions into the galley style kitchen, complete with a range of modern wall and base units. Upstairs, two spacious double bedrooms await, along with a family bathroom showcasing a three-piece white suite. Outside, there is an enclosed rear garden, with a pergola adding a touch of character to the low maintenance space. With excellent transport links including Junction 25 of the M1, A52, local bus services, and the Nottingham Tram Hub within easy reach, this property promises both convenience and comfort for its lucky occupants.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Galley-Style Kitchen
- Storage Space
- Three-Piece Bathroom Suite
- Enclosed Garden
- Easy Access To M1
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Living Room

12'2" x 11'11" (max) (3.73m x 3.65m (max))

The living room has a square bay UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a recessed chimney breast alcove with a tiled hearth, a ceiling rose, and a composite door providing access into the accommodation.

### Hall

The hall has carpeted flooring, recessed spotlights, and an in-built cupboard.

### Dining Room

14'0" x 12'4" (max) (4.27m x 3.78m (max))

The dining room has a UPVC double-glazed window to the side and rear elevation, carpeted flooring, coving to the ceiling, a chimney breast alcove, a ceiling rose, a radiator, and an open arch into the kitchen.

### Kitchen

9'6" x 5'9" (2.90m x 1.77m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, tiled splashback, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access to the garden.

## FIRST FLOOR

### Landing

15'3" x 8'11" (max) (4.65m x 2.74m (max))

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

### Bedroom One

12'1" x 11'5" (max) (3.70m x 3.50m (max))

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

### Bedroom Two

11'10" x 8'11" (max) (3.62m x 2.72m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built airing cupboard which houses the boiler.

### Bathroom

9'6" x 5'9" (max) (2.91m x 1.77m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bath with a mains-fed shower, tiled flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

To the front of the property is a walled garden with the availability for on-street parking and side access to the rear.

To the rear of the property is an enclosed low maintenance garden with a wooden pergola, an outdoor tap, a lawned area, fence panelled boundaries, and gated access.

## 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 - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G / 4G / 5G available

Flood Risk – Very low risk of flooding

Other Material Issues – No

## 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.

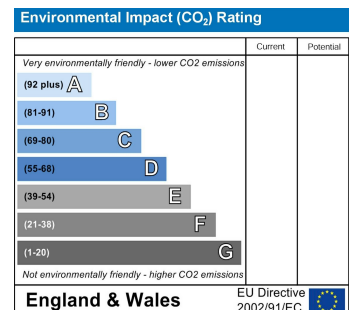
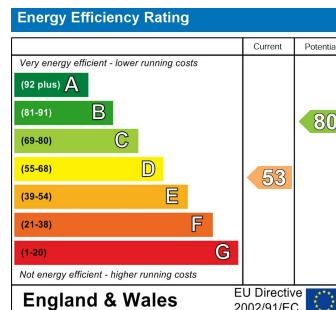
The vendor has advised the following:

Property Tenure is Freehold

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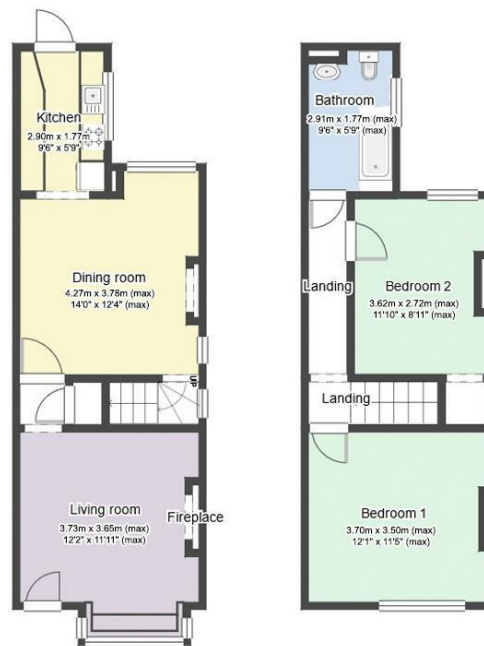
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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