

HoldenCopley

PREPARE TO BE MOVED

Derby Road, Stapleford, Nottinghamshire NG9 7AZ

£170,000

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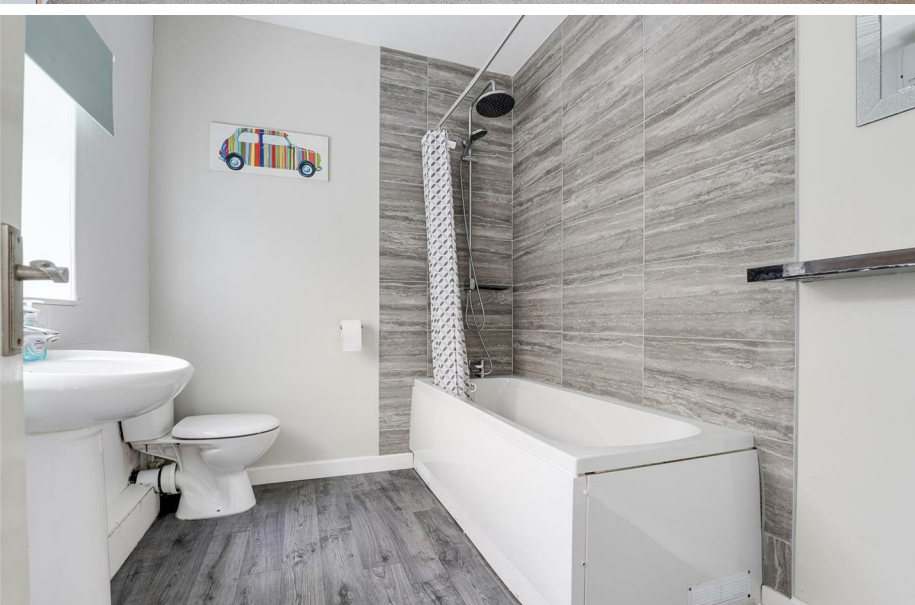


NO UPWARD CHAIN...

Nestled on a serene corner plot, this end-terraced house presents an enticing opportunity for first-time buyers seeking both comfort and convenience. Located just a short stroll away from bustling shops and local amenities, its prime position offers a blend of accessibility and tranquillity. Stepping inside, you're greeted by a spacious living room exuding warmth and hospitality. The fitted kitchen beckons with its promise of culinary delights, while a convenient ground floor bathroom ensures practicality meets comfort seamlessly. Ample storage space awaits in the cellar, ready to accommodate household essentials effortlessly. Ascending to the first floor reveals two generously proportioned bedrooms, complemented by a smaller third bedroom ideal for either a study or a child's retreat. A thoughtfully placed W/C adds to the convenience of everyday living. Outside, the property offers the convenience of on-street parking at the front, while the rear beckons with an enclosed, low-maintenance garden with decking and accompanied by a shed for storage, courtesy lighting, and a secure fence panelled boundary.

MUST BE VIEWED





- End Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite & First Floor W/C
- Enclosed Rear Garden
- Ideal For A First Time Buyer
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living room

13'2" x 12'2" (4.02m x 3.73m)

The living room has a UPVC double glazed windows to the front and side elevation, a radiator, coving to the ceiling, a ceiling rose, TV point, a feature fireplace with a decorative surround, and carpeted flooring.

kitchen

12'5" x 12'5" (3.79m x 3.81m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, a radiator, tiled splashback, carpet and vinyl flooring, two UPVC double glazed windows to the side and rear elevation, and a UPVC door providing access into the accommodation.

Hall

The hall has vinyl flooring, and a UPVC door opening out to the rear garden.

Bathroom

8'7" x 6'11" (2.64m x 2.12m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, a radiator, partially tiled walls, and vinyl flooring

Basement

Cellar

12'9" x 15'7" (3.91m x 4.76m)

The cellar has lighting, and ample storage space.

FIRST FLOOR

Landing

The landing has a UPVC double glazed window, a radiator, carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'3" x 12'3" (3.75m x 3.74m)

The first bedroom has two UPVC double glazed windows to the front and side elevation, fitted wardrobes and cupboards, a radiator, and carpeted flooring.

Bedroom Two

9'4" x 12'7" (2.87m x 3.84m)

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

Bedroom Three

7'3" x 8'6" (2.21m x 2.60m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

W/C

4'2" x 7'2" (1.28m x 2.19m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a chrome heated towel rail, and carpeted flooring.

OUTSIDE

Front

To the front of the property offer on-street parking.

Rear

To the rear of the property is an enclosed low-maintenance garden with decking, a shed, courtesy lighting, and fence panelled boundary.

ADDITIONAL INFORMATION

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 220Mbps

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 – 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.

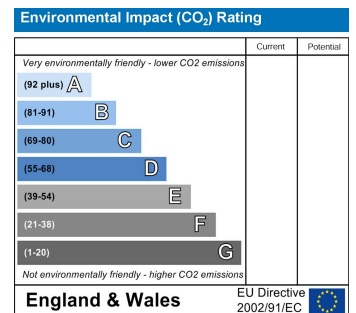
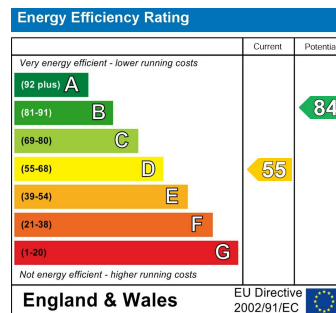
The vendor has advised the following:

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.

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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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