

HoldenCopley

PREPARE TO BE MOVED

Romilay Close, Beeston, Nottinghamshire NG9 2ST

Guide Price £165,000

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GUIDE PRICE: £165,000 to £195,000

NO UPWARD CHAIN....

This well-presented two-bedroom mid-terraced home is perfect for first-time buyers, offering a spacious and practical layout in a sought-after location. The property features a good-sized living room, a fitted kitchen with access to a pantry, Upstairs, two generous double bedrooms benefit from in-built wardrobe space, and a three-piece bathroom suite. Outside, the low-maintenance enclosed south-facing garden offers a private outdoor space. Conveniently located close to local shops, schools, and amenities, the home is also within easy reach of the beautiful Wollaton Hall & Park.

MUST BE VIEWED





- Mid-Terraced House
- Two Bedrooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Owned Solar Panels
- Enclosed South-Facing Garden
- Close To Local Amenities
- No Upward Chain
- Great Location
- Must Be Viewed





GROUND FLOOR

Entrance

4'5" x 2'11" (1.36m x 0.89m)
The entrance hall has carpeted flooring and a UPVC door providing access into the accommodation.

Living Room

12'11" x 11'7" (max) (3.96m x 3.54m (max))
The living room has carpeted flooring, a radiator, a TV point, a feature fireplace, and a UPVC double-glazed window to the front elevation.

Kitchen

13'5" x 6'5" (4.09m x 1.97m)
The kitchen has fitted wall and base units with a rolled edge worktop, a stainless steel sink with a swan neck mixer tap and drainer, an integrated cooker and electric hob, partially tiled walls, vinyl flooring, a wall-mounted boiler, space and plumbing for a washing machine, a radiator, access to the in-built pantry, and two UPVC obscure windows to the rear elevation.

Pantry

5'2" x 2'9" (1.59m x 0.86m)

Rear Hall

3'4" x 2'11" (1.02m x 0.89m)
The hall has a UPVC door providing access to the rear.

FIRST FLOOR

Landing

6'6" x 6'5" (max) (2.00m x 1.98m (max))
The landing has carpeted flooring and provides access to the first floor accommodation. Additionally, there is access to boarded loft with a drop-down ladder.

Bedroom One

13'6" x 9'8" (max) (4.13m x 2.97m (max))
The first bedroom has carpeted flooring, a radiator, an open wardrobe space, access to an in-built cupboard, and a UPVC double-glazed window to the front elevation.

In-Built Cupboard

6'1" x 2'9" (1.86m x 0.85m)

Bedroom Two

9'9" x 8'5" (max) (2.99m x 2.58m (max))
The second bedroom has carpeted flooring, a radiator, an in-built wardrobe, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'5" x 5'5" (1.98m x 1.66m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an over-head rainfall shower and a hand-held shower head, a shower screen, partially tiled walls, a heated chrome towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Front

To the front of the property is a lawn and fenced panlled boundaries.

OUTISDE

Rear

To the rear of the property is a patio area, a lawn and fenced panlled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G/5G coverage
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area -Very Low Risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

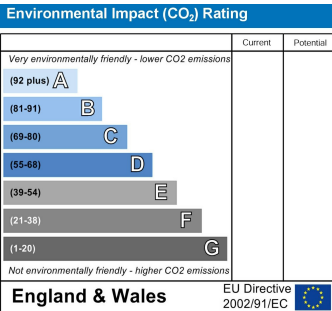
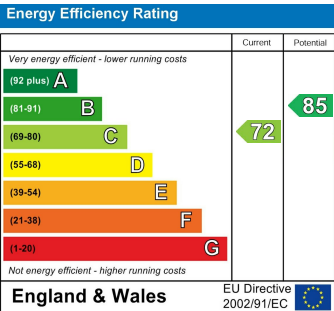
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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