

# HoldenCopley

PREPARE TO BE MOVED

Chapel Street, Bramcote, Nottinghamshire NG9 3HB

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Offers In The Region Of £250,000



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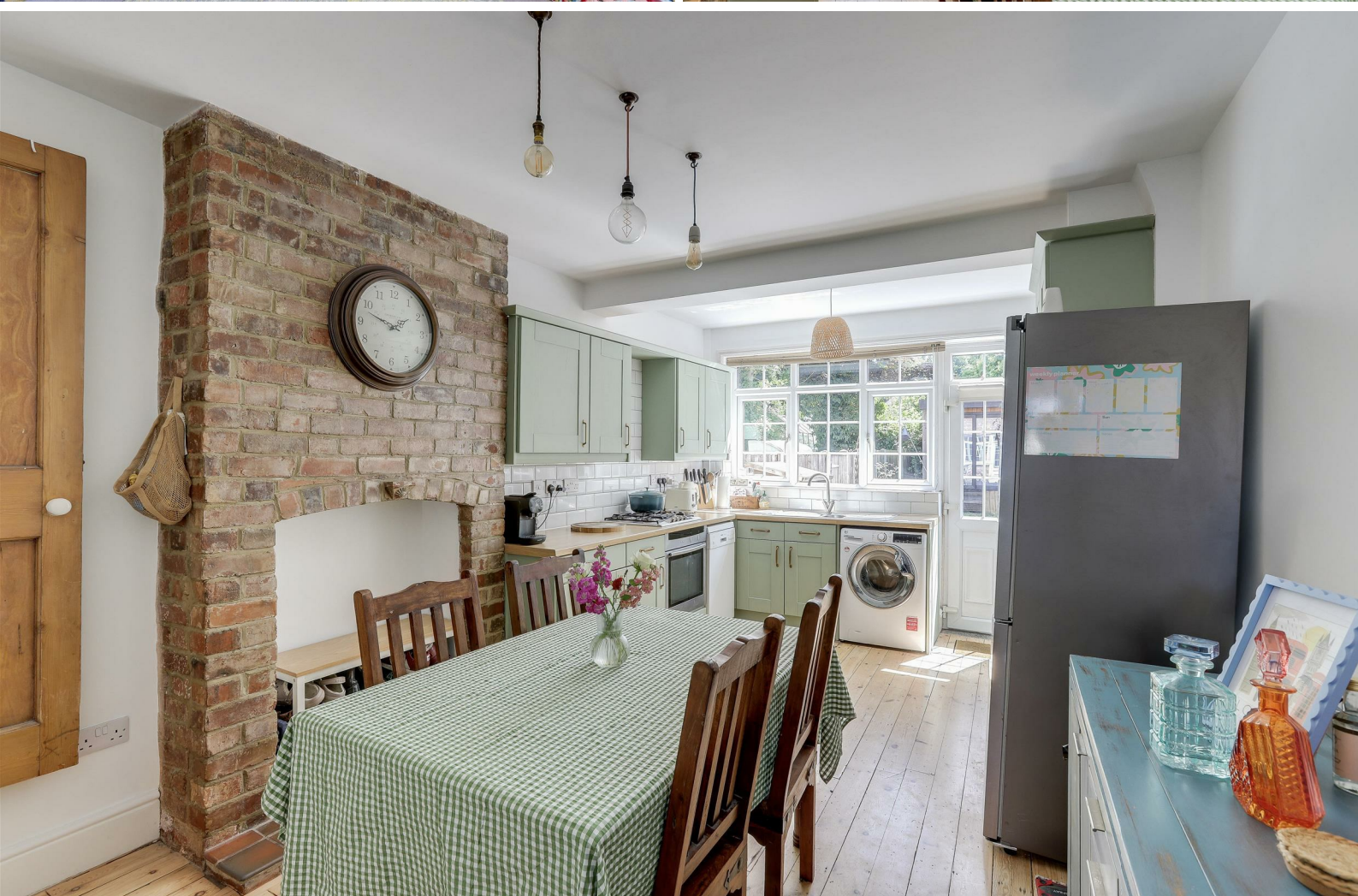




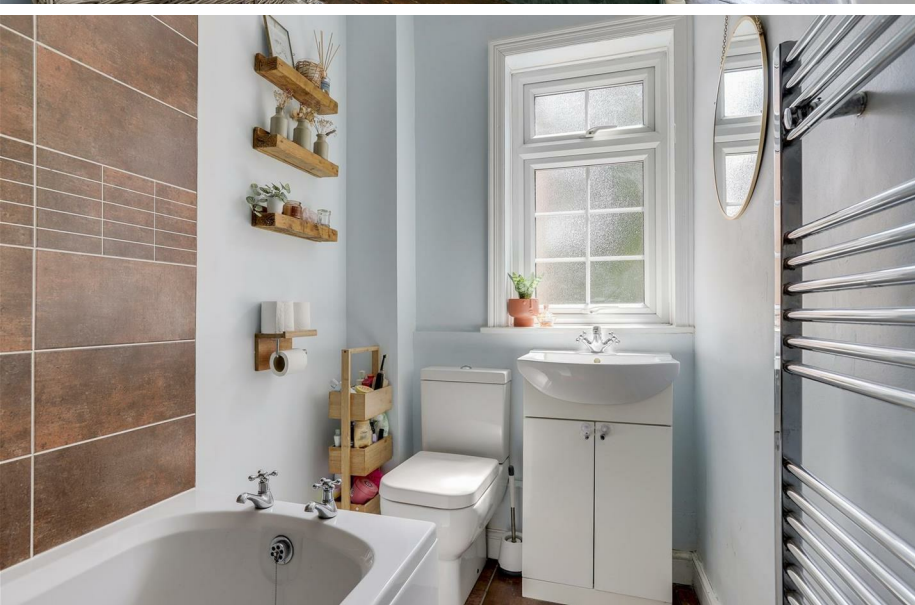
NOT TO BE MISSED...

Situated in the popular and convenient area of Bramcote, this two bedroom mid terrace property with stunning period features is a perfect home for any growing family. Close to the A52, this location offers excellent transport links, with easy access to the M1, and is close to local amenities such as shops, schools, pubs, parks, and Bramcote Leisure Centre. Internally, the ground floor offers a cosy living room with an original fireplace with a decorative surround, and a spacious fitted kitchen/diner with an exposed brick chimney breast adding a lot of character. Upstairs, there are two double bedrooms with original wooden floorboards, serviced by a three piece bathroom suite. Externally, the front of the property offers street parking and access to the rear garden. The rear garden has a block paved seating area, a lawn with planted borders, a decked seating area, and a versatile garden room which is currently being utilised as a playroom - the perfect outdoor retreat.

MUST BE VIEWED







- Mid Terrace House
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Stunning Fitted Kitchen/Diner
- Renovated Cellar
- Three Piece Bathroom Suite
- Versatile Garden Room
- South Facing Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Living Room

10\*10" x 10\*9" (max) (3.31m x 3.30m (max))

The living room has carpeted flooring, a feature fireplace with a decorative surround and a hearth, a radiator, an in-built base unit, coving to the ceiling, a ceiling rose, a UPVC double-glazed window to the front elevation, an overhead window to the front elevation, and a single door providing access into the accommodation.

Kitchen/Diner

20\*9" x 10\*10" (max) (6.34m x 3.32m (max))

The kitchen/diner has a range of fitted shaker-style base and wall units and rolled-edge wood-effect worktops, a stainless steel sink with a swan neck mixer tap and a drainer, an integrated oven and gas hob, space and plumbing for a washing machine, a slimline dishwasher, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, a feature exposed brick chimney breast with an alcove, space for a dining table, UPVC double-glazed windows to the rear elevation, and a single UPVC door leading out to the rear garden.

BASEMENT LEVEL

Cellar

13\*8" x 10\*11" (max) (4.17m x 3.09m (max))

The cellar has carpeted flooring and stairs, recessed spotlights, and ample space for storage.

FIRST FLOOR

Landing

14\*1" x 2\*7" (4.31m x 0.79m )

The landing has carpeted flooring, access to the boarded loft with lighting via a drop down ladder, and provides access to the first floor accommodation.

Master Bedroom

17\*0" x 10\*9" (max) (5.20m x 3.28m (max))

The main bedroom has wooden floorboards, a radiator, a picture rail, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

14\*2" x 10\*11" (max) (4.32m x 3.35m (max))

The second bedroom has wooden floorboards, an original fireplace, a radiator, a picture rail, and a UPVC double-glazed window to the rear elevation.

Bathroom

11\*0" x 4\*8" (max) (3.37m x 1.43m (max))

The bathroom has a low level dual flush W/C, a vanity style washbasin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is space for street parking, and access to the rear.

Rear

To the rear of the property is an enclosed garden with a block paved patio seating area, a lawned area, a decked area, the outdoor office brick wall dividers, planted borders, gated access, and fence panelled boundaries.

Outdoor Office

10\*8" x 7\*4" (3.27m x 2.24m )

This space has wood-effect flooring, panelled walls, recessed spotlights, three UPVC double-glazed windows to the side and rear elevations, and sliding patio doors providing access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Standard - 27 Mbps (Highest available download speed) 6 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

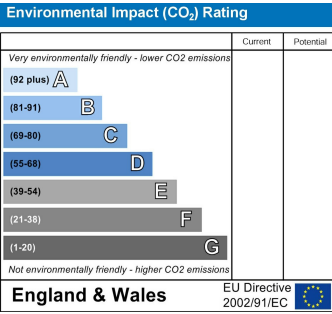
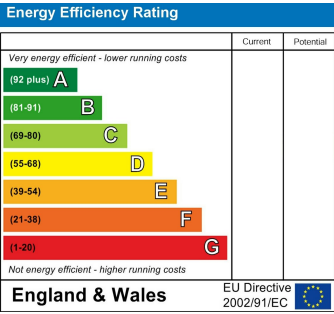
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 licence 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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