

# HoldenCopley

PREPARE TO BE MOVED

Maryland Court, Stapleford, Nottinghamshire NG9 8LP

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£170,000



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## NO UPWARD CHAIN & POTENTIAL THROUGHOUT

This three-bedroom end-terraced home is bursting with potential and is the perfect purchase for a wide range of buyers, whether you're taking your first step onto the property ladder, upsizing, or looking for a project to make your own. Offered to the market with no upward chain, this property is ready for you to put your own stamp on it and create a wonderful family home. To the ground floor, you'll find a welcoming entrance hall, a fitted kitchen which flows into a bright dining area, and a spacious living room ideal for everyday living and entertaining. Completing the ground floor is a versatile lean-to offering extra space and flexibility to suit your needs. Upstairs, the first floor hosts two double bedrooms, a comfortable single bedroom, a three-piece bathroom suite, and a separate W/C, offering practicality for busy households. Outside, the property benefits from a lawned side garden with the potential to convert into a driveway for off-street parking, while to the rear is a private enclosed garden with a patio area and lawn, ideal for relaxing or entertaining in the warmer months. Situated in a popular residential area, the home is conveniently located close to local shops, schools, and amenities, with excellent transport links via the A52 and M1, making it ideal for commuters.

MUST BE VIEWED







- End-Terraced House
- Three Bedrooms
- Spacious Living Room
- Open Plan Kitchen/Diner
- Bathroom & Separate W/C
- Enclosed Rear Garden
- Potential To Create Off-Street Parking
- No Upward Chain
- Convenient Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10'0" x 5'7" (3.07m x 1.71m )

The entrance hall has carpeted stairs, a radiator, a UPVC double-glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Kitchen

11'1" x 12'4" (3.38m x 3.76m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, tiled splashback, a wall-mounted boiler, an in-built cupboard, vinyl flooring, a UPVC double-glazed window to the rear elevation, and open access to the dining room.

Lean-To

14'3" x 4'11" (4.35m x 1.51m)

The lean-to has carpeted flooring, power points, and a UPVC door providing access to the rear garden.

Dining Room

8'4" x 8'1" (2.55m x 2.47m)

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

Living Room

12'11" x 15'0" (3.94m x 4.58m)

The living room has carpeted flooring, a fireplace with a decorative surround, a radiator, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

8'9" x 7'1" (2.67m x 2.16m)

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

Master Bedroom

11'9" x 11'2" (3.59m x 3.42m)

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

Bedroom Two

11'9" x 9'6" (3.60m x 2.90m)

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

Bedroom Three

8'4" x 8'8" (2.56m x 2.66m)

The third bedroom has carpeted flooring, a radiator, fitted wardrobes and overhead storage, and a UPVC double-glazed window to the front elevation.

Bathroom

4'9" x 5'6" (1.46m x 1.69m )

The bathroom has a panelled bath with a wall-mounted shower, a pedestal wash basin, an extractor fan, vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

W/C

4'10" x 2'10" (1.49m x 0.88m)

This space has a low level dual flush W/C, vinyl flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is small lawn with a pathway and courtsey lighting.

Side

To the side of the property is a rockery and a lawn which has the potential to be converted into a driveway for off-street parking.

Rear

To the rear of the property is an enclosed garden featuring a patio, a lawn, and fence panelled 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

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.

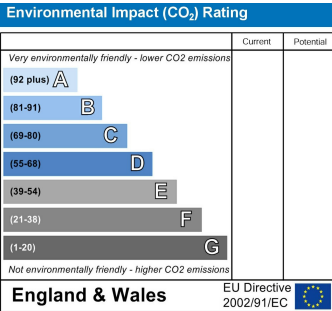
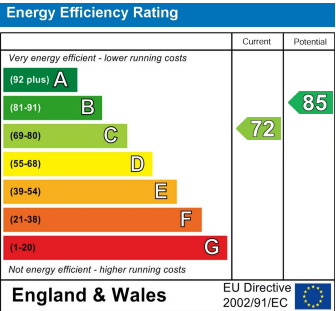
The vendor has advised the following:

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 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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# Maryland Court, Stapleford, Nottinghamshire NG9 8LP

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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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