

HoldenCopley

PREPARE TO BE MOVED

Harriett Street, Stapleford, Nottinghamshire NG9 8FG

£180,000

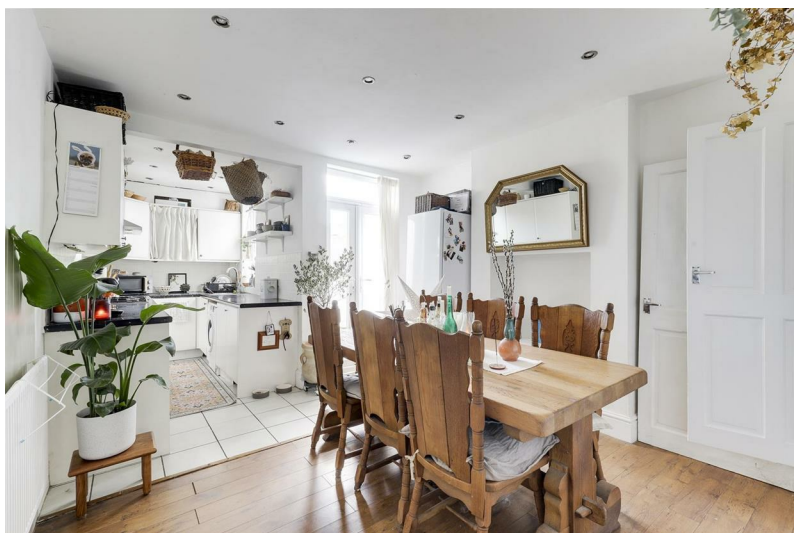
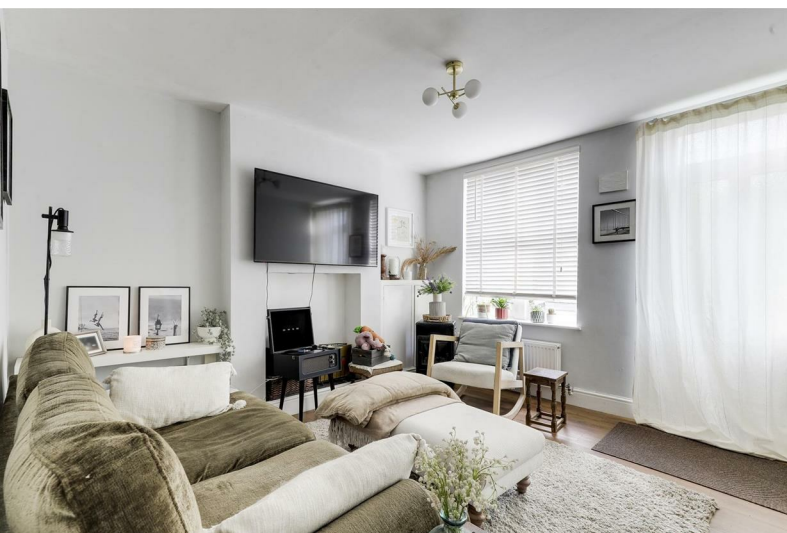
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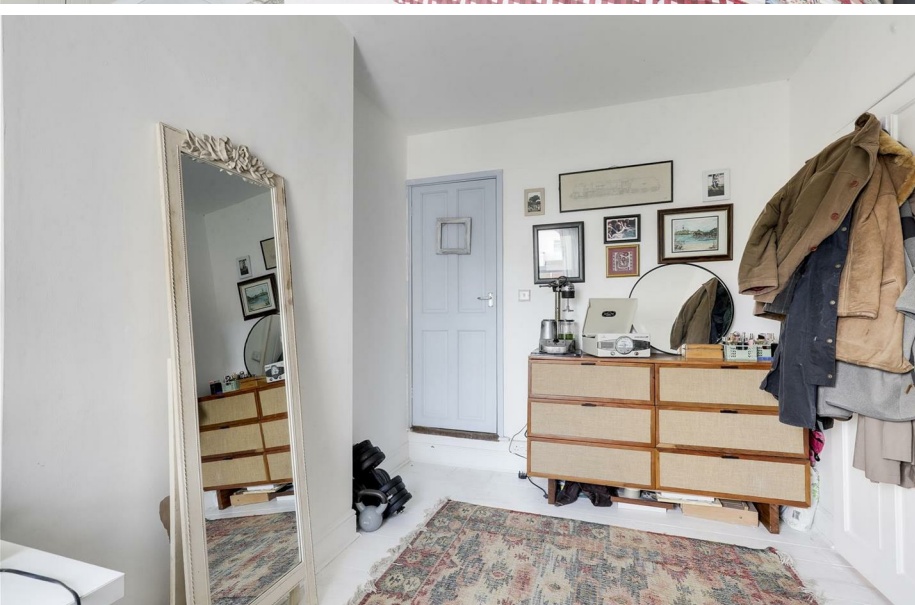


IDEAL FOR FIRST TIME BUYERS...

This well-presented end-terrace house is an ideal choice for first-time buyers seeking a home they can move straight into. Situated in a popular location, the property is just a short distance from a range of local shops, great schools, and convenient transport links, making it a fantastic choice for a variety of buyers. To the ground floor, the property features a living room, a dining room with double French doors opening out to the rear garden, and open access into the fitted kitchen, creating a sociable layout perfect for everyday living. The first floor offers two generous double bedrooms serviced by a three-piece bathroom suite. Outside, there is on-street parking to the front, while the rear boasts a private garden complete with a lawn and a decorative stone seating area.

MUST BE VIEWED





- End-Terrace House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Living Room

11'8" x 11'1" (3.57 x 3.39)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove, a built-in cupboard and a single door providing access into the accommodation.

Dining Room

11'11" x 11'3" (3.65 x 3.45)

The dining room has wood-effect and tiled flooring, a radiator, a recessed chimney breast alcove with a built-in cupboard, a built-in cupboard, a partially panelled wall, recessed spotlights and UPVC double French doors providing access out to the garden.

Kitchen

12'4" x 5'10" (3.77 x 1.79)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, tiled flooring, recessed spotlights and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

15'2" x 2'8" (4.63 x 0.82)

The landing has painted wooden floorboards, a radiator, access into the loft and provides access to the first floor accommodation.

Master Bedroom

11'11" x 11'4" (3.65 x 3.47)

The main bedroom has a UPVC double-glazed window to the front elevation, painted wooden floorboards and a radiator.

Bedroom Two

11'11" x 8'4" (3.64 x 2.55)

The second bedroom has a UPVC double-glazed window to the rear elevation, painted wooden floorboards, a radiator and a built-in cupboard.

Batthroom

9'1" x 5'10" (2.77 x 1.80)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, wood-effect flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a lawn, a decorative stone seating area, an outbuilding and fence-panelled and hedge boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

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.

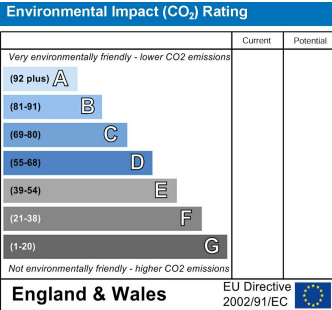
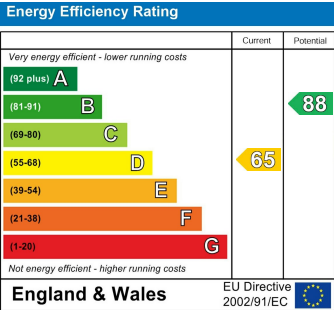
The vendor has advised the following:

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.

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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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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