

# HoldenCopley

PREPARE TO BE MOVED

Curzon Street, Netherfield, Nottinghamshire NG4 2NQ

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**Guide Price £150,000 - £170,000**

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NO UPWARD CHAIN...

Welcome to this two-bedroom end-terraced house, a great opportunity presented to the market with no upward chain, catering seamlessly to the needs of both first-time buyers and savvy investors, with the potential of tenant in situ. Conveniently positioned near local amenities, retail parks, and excellent transport links, it boasts easy access to the City Centre. As you step through the entrance hall on the ground floor, you are greeted by two reception rooms and a well-appointed fitted kitchen. Ascend to the first floor, where two double bedrooms await, accompanied by a four-piece bathroom suite. The rear of the property unfolds into an enclosed garden, offering a private retreat. This home perfectly combines comfort, practicality, and a great location, making it an ideal choice for those looking to embark on their homeownership journey or expand their investment portfolio.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Private Garden
- No Upward Chain
- Close To Local Amenities
- Potential For Tenant In-Situ
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

14'3" x 2'8" (4.36m x 0.83m )

The entrance hall has a single UPVC door providing access into the accommodation.

### Living Room

11'3" x 11'0" (max) (3.43m x 3.36m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a recessed feature fireplace, and a radiator.

### Dining Room

14'0" x 11'10" (max) (4.27m x 3.63m (max))

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, carpeted stairs, an in-built under stair cupboard, and a recessed chimney breast alcove.

### Kitchen

12'6" x 6'4" (3.83m x 1.95m )

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space and plumbing for a washing machine and dishwasher, tiled flooring, tiled splashback, a UPVC double-glazed window to the rear elevation, and access to the rear garden.

## FIRST FLOOR

### Landing

11'4" x 2'7" (max) (3.46m x 0.79m (max))

The landing provides access to the first floor accommodation.

### Bedroom One

14'2" x 11'3" (max) (4.32m x 3.45m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

### Bedroom Two

12'0" x 11'2" (max) (3.68m x 3.41m (max))

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

### Bathroom

12'10" x 6'4" (max) (3.93m x 1.94m (max))

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a panelled bath, a corner fitted shower enclosure with a mains-fed shower, patterned flooring, tiled splashback, a radiator, an extractor fan, and two UPVC double-glazed obscure windows to the side elevation.

## OUTSIDE

To the front of the property is on-street parking, and to the rear is an enclosed garden with a lawn, a concrete pathway, and a decked seating area.

## DISCLAIMER

Council Tax Band Rating - Gedling 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.

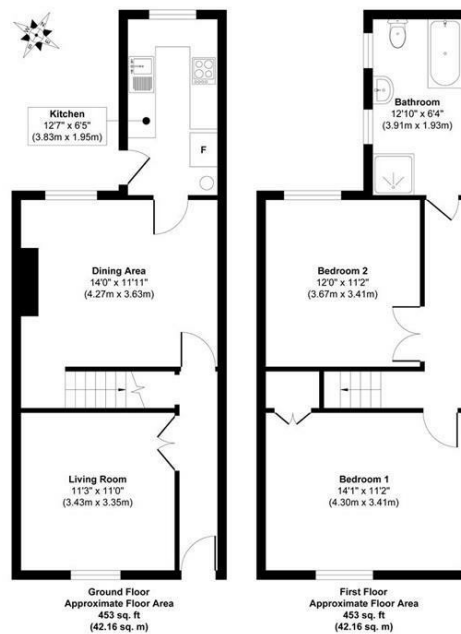
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# Curzon Street, Netherfield, Nottinghamshire NG4 2NQ

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Curzon Street, Netherfield



Approx. Gross Internal Floor Area 906 sq. ft / 84.32 sq. m

Measurements are approximate and not to scale.

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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