

HoldenCopley

PREPARE TO BE MOVED

Norman Street, Netherfield, Nottinghamshire NG4 2JD

Guide Price £130,000 - £160,000

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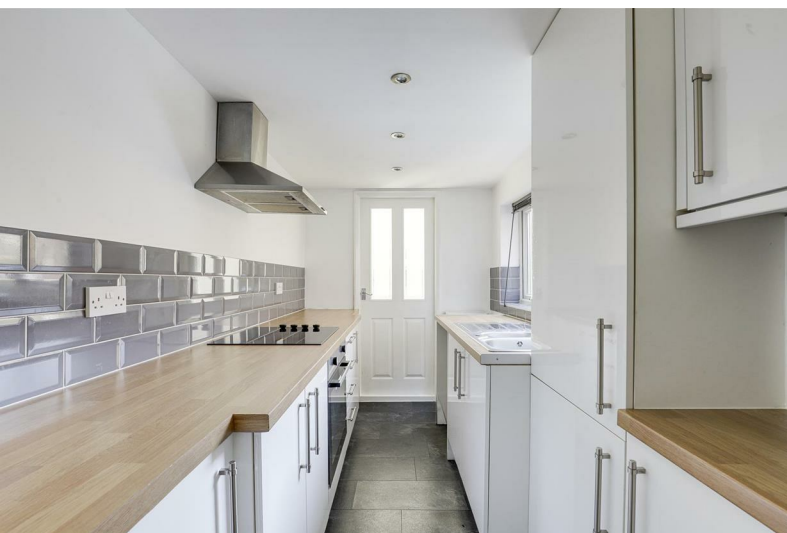


GUIDE PRICE £130,000 - £150,000

NO UPWARD CHAIN...

This mid-terrace two-bedroom abode exudes an aura of understated spaciousness and is immaculately presented throughout. It stands as an ideal haven for both first-time buyers and those seeking a seamless transition into their new home. The property boasts close proximity to an array of local conveniences, from the scenic Colwick Country Park to nearby shops and excellent transport links. Upon stepping inside, the ground floor unfolds to reveal a well-appointed layout, featuring two reception rooms, a newly fitted modern kitchen and a utility room. Ascend to the first floor to discover two generously-sized bedrooms and a three-piece bathroom suite to complete this level. Additionally, access to a boarded loft presents valuable storage space. At the front, there is the availability for on-street parking, while to the rear, a private garden with a patio area awaits. In summary, this meticulously maintained residence epitomises comfortable living, offering a harmonious blend of space, style and convenience.

MUST BE VIEWED





- Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Newly Fitted Modern Kitchen
- Three-Piece Bathroom Suite
- Utility Room
- Low Maintenance Garden
- Renovated Thoroughout
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

11'5" x 10'5" (3.50m x 3.20m)

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

Dining Room

16'3" x 10'7" (4.96m x 3.24m)

The dining room has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, a chimney breast alcove, coving and an open carpeted staircase.

Kitchen

10'9" x 5'7" (3.30m x 1.71m)

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

Utility Room

7'0" x 6'0" (2.14m x 1.85m)

The utility room has a UPVC double-glazed window to the rear elevation, stone tiles flooring, a radiator, space for a dryer outlet and a UPVC single door with an obscure glass insert providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation.

Hall

The hall has carpeted flooring, a radiator and access to the boarded loft.

Master Bedroom

11'5" x 10'7" (3.49m x 3.23m)

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

Bedroom Two

13'1" x 7'5" (3.99m x 2.28m)

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

Bathroom

10'6" x 5'6" (3.21m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and glass shower screen, an extractor fan, recessed spotlights, tiled walls and flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is the availability for on-street parking.

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a concrete patio area and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No, has had a new damp course in 2021

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.

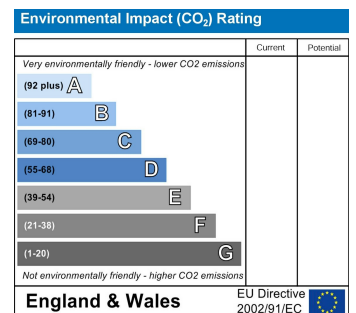
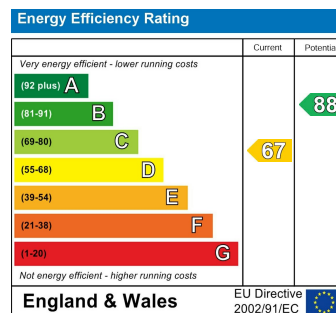
The vendor has advised the following:

Property Tenure is Freehold

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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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