

# HoldenCopley

PREPARE TO BE MOVED

Shires Drive, Querneby Road, Nottingham, Nottinghamshire NG3 5JJ

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**Guide Price £140,000 - £170,000**

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NO UPWARD CHAIN...

Welcome to this end-townhouse, perfectly situated close to local amenities including shops, schools, and more, with excellent transport links into Nottingham City Centre, making it an ideal home for first-time buyers. The ground floor features an entrance hall leading to a living room, with French doors that open onto the patio area, seamlessly connecting to the fitted kitchen. Additionally, a convenient ground floor W/C adds to the practical layout. Upstairs, you'll find two well-appointed bedrooms, each with French doors and Juliet balconies, providing a touch of elegance and ample natural light. A three-piece bathroom suite completes the first floor. Outside, the property boasts a small lawn, a delightful patio area perfect for outdoor relaxation, courtesy lighting, and gated access to a dedicated parking space.

MUST BBE VIEWED





- End Town House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite & Ground Floor W/C
- Close To Local Amenities
- Excellent Transport Links
- No Upward Chain
- Ideal For A First Time Buyer
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

7'3" x 3'6" (2.21m x 1.07m)

The entrance hall has exposed flooring with a recessed door mat, an understairs cupboard, a radiator, and a UPVC door providing access into the accommodation.

### W/C

6'0" x 3'8" (1.84m x 1.14m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, an extractor fan, and vinyl flooring.

### Living Room

16'7" x 7'4" (5.07m x 2.25m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, exposed flooring, French doors opening out to the front of the property, and open access into the kitchen.

### Kitchen

9'4" x 6'4" (2.86m x 1.95m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine, tiled splashback, vinyl flooring, and UPVC double glazed window to the rear elevation.

## FIRST FLOOR

### Landing

2'10" x 6'2" (0.87m x 1.90m)

The landing has exposed flooring, access into the loft, and access to the first floor accommodation.

### Master Bedroom

10'5" x 10'4" (3.19m x 3.17m)

The main bedroom has exposed flooring, a radiator, and double French doors with a Juliet balcony.

### Bedroom Two

9'8" x 7'5" (2.97m x 2.27m)

The second bedroom has exposed flooring, a radiator, and double French doors with a Juliet balcony.

### Bathroom

6'0" x 6'5" (1.85m x 1.98m)

The bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture and shower screen, a shaver socket, partially tiled walls, and vinyl flooring.

## OUTSIDE

To the outside is a small lawn, patio area, courtesy lighting, and gated access to a parking space.

## 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 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

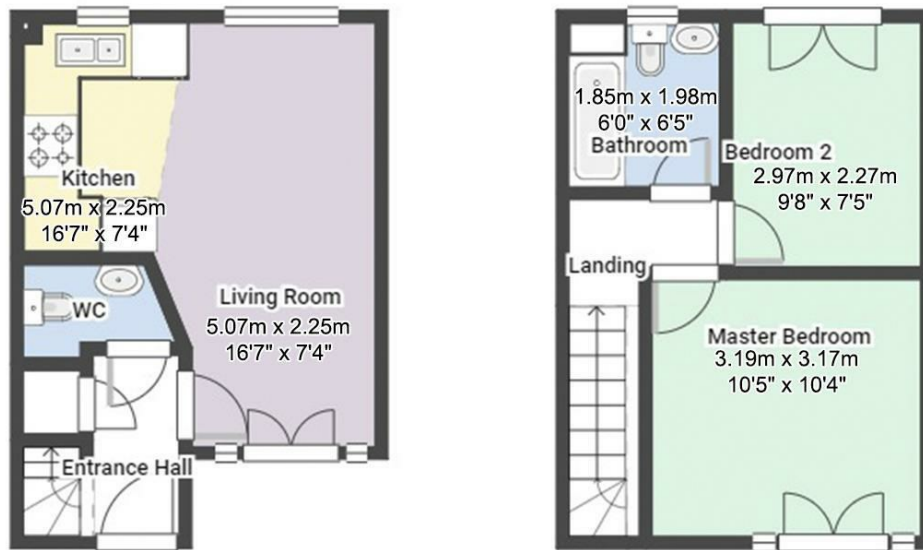
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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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