

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Burton Joyce, Nottinghamshire NG14 5EG

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Guide Price £200,000 - £220,000

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NO UPWARD CHAIN...

This charming two-bedroom terrace house is nestled in a sought-after location, within close proximity to a range of local amenities, including the scenic Gedling Country Park, various shops and excellent transport links. The ground floor comprises a hall, a cozy living room and a fitted kitchen. The first floor features two bedrooms, a three-piece bathroom suite and access to a loft for additional storage space. The front of the property offers a garden patio, while the rear boasts a private, south-facing garden complete with a patio area, a lawn and a handy shed.

MUST BE VIEWED





- Terrace House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- South Facing Rear Garden
- Close To Local Amenities
- No Upward Chain
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Hall

4'5" x 2'7" (1.35m x 0.81m)

The hall has carpeted flooring and stairs and a UPVC double-glazed window to the front elevation.

### Living Room

12'3" x 11'6" (3.75m x 3.52m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a feature fireplace with an exposed brick surround, a wall-mounted electric heater, a built-in cupboard and a single wooden door providing access into the accommodation.

### Kitchen

15'5" x 8'3" (4.71m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, a freestanding cooker, laminate flooring, a wall-mounted electric heater, partially tiled walls, a UPVC double-glazed window to the rear elevation and a UPVC single door providing access out to the garden.

## FIRST FLOOR

### Landing

7'5" x 2'8" (2.27m x 0.83m)

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

### Master Bedroom

11'6" (max) x 15'7" (3.52m (max) x 4.76m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a wall-mounted electric heater.

### Bedroom Two

8'4" x 7'6" (2.55m x 2.30m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a wall-mounted electric heater.

### Bathroom

7'6" x 8'3" (2.31m x 2.53m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, built-in storage cupboards, a heated towel rail, vinyl flooring, access to the loft and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a small garden patio with a brick and fence panelled boundary, various plants and a single iron gate.

### Rear

To the rear of the property is a private south facing garden with a fence panelled boundary, a lawn, a patio and a shed.

## 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) 100 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

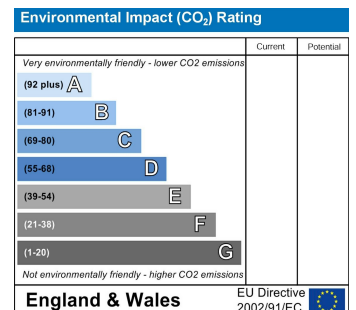
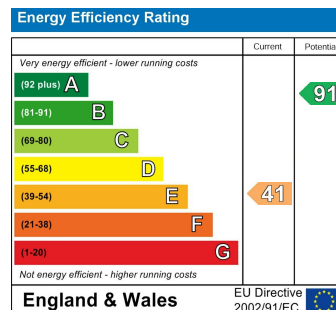
The vendor has advised the following:

Property Tenure is Freehold

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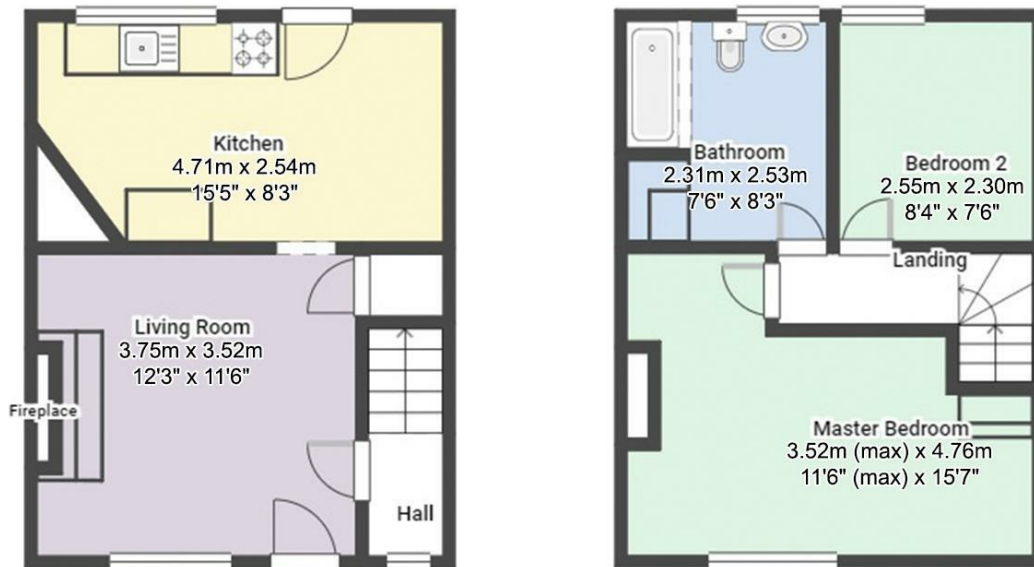
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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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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