

HoldenCopley

PREPARE TO BE MOVED

Windmill Lane, Nottingham, Nottinghamshire NG3 2BW

Guide Price £200,000

Windmill Lane, Nottingham, Nottinghamshire NG3 2BW



GUIDE PRICE £200,000 - £220,000

MID TERRACED HOUSE...

Welcome to this mid-terraced house, ideally situated in a popular location close to Nottingham City Centre. This property boasts a wealth of local amenities, including shops, eateries, schools, and more, making it perfect for a wide range of buyers. Upon entering, you are greeted by an entrance hall leading to a spacious living room and a modern fitted kitchen with a breakfast bar. The first floor comprises of three bedrooms and a contemporary three-piece bathroom suite. The second floor features a versatile loft room complete with an en-suite bathroom, providing additional living space. Outside, the property offers a block-paved driveway with an electric vehicle charging point at the front, while the rear showcases a low-maintenance tiered garden with patio areas, gravelled borders, a shed, and secure fencing.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Loft Room With An En-Suite
- Off-Street Parking
- Enclosed Low-Maintenance Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'11" x 2'8" (2.13m x 0.82m)

The entrance hall has tiled flooring, carpeted stairs, a vertical radiator, and a UPVC door providing access into the accommodation.

Living Room

11'0" x 14'6" (3.36m x 4.42m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a recessed fireplace, coving to the ceiling, and tiled flooring.

Kitchen

16'7" x 8'3" (5.06m x 2.52m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob, ceramic splashback, extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a vertical radiator, tiled splashback, tiled flooring, three UPVC double glazed windows to the rear elevation, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

5'8" x 5'2" (1.75m x 1.60m)

The landing has vinyl flooring, and access to the first floor accommodation.

Master Bedroom

9'4" x 11'6" (2.87m x 3.52m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Two

8'7" x 10'0" (2.63m x 3.05m)

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

Bedroom Three

6'11" x 8'0" (2.12m x 2.44m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, fitted, and carpeted flooring.

Bathroom

6'4" x 6'5" (1.95m x 1.97m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity style wash basin, a shower enclosure with a wall-mounted shower fixture with a rainfall shower head and a handheld shower head, recesses spotlights, a chrome heated towel rail, floor-to-ceiling tiling, and tiled walls.

SECOND FLOOR

Upper Landing

5'0" x 5'0" (1.53m x 1.53m)

he upper landing has Velux window, eaves storage, carpeted flooring, and access to the loft room

Loft Space

10'1" x 9'7" (3.09m x 2.94m)

The loft room has a Velux window, eaves storage, wood-effect flooring, and access into the en-suite.

En Suite

2'7" x 6'3" (0.81m x 1.93m)

The en-suite has a UPVC double glazed obscure window, a low level flush W/C, a countertop wash basin, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway with an electric vehicle charging point.

Rear

To the rear of the property is a low-maintenance tiered garden with patio areas, gravelled borders, a shed, and fence panelled boundary.

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 100Mbps

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

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

Council Tax Band Rating - Nottingham City 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.

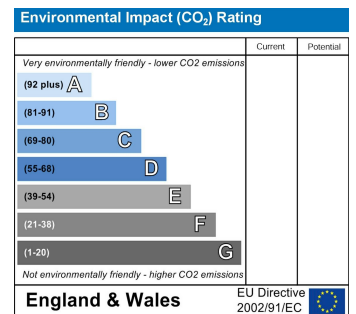
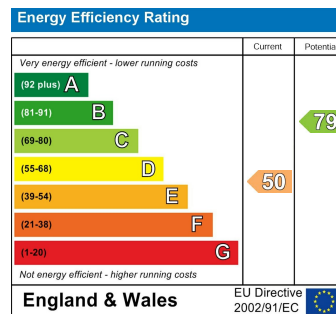
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

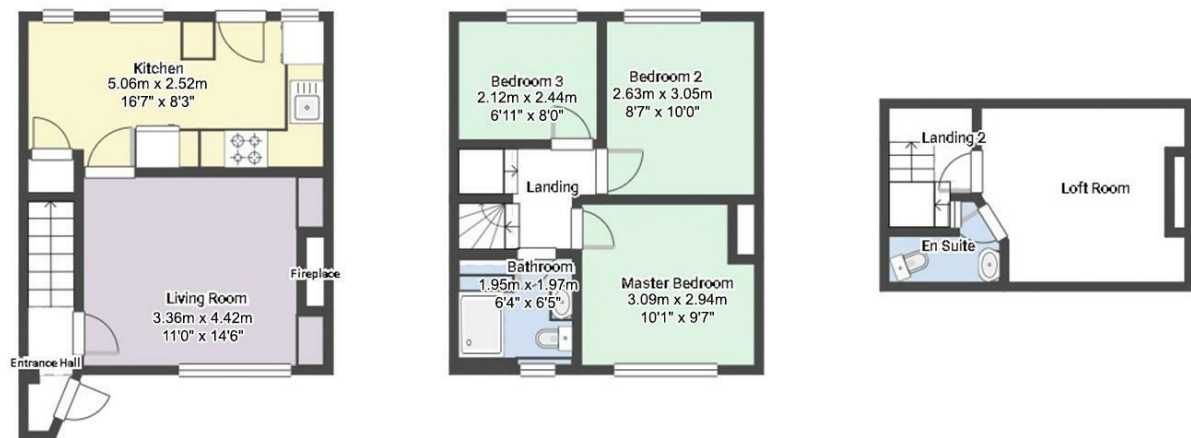
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Windmill Lane, Nottingham, Nottinghamshire NG3 2BW

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.