

# HoldenCopley

PREPARE TO BE MOVED

Ashwell Street, Netherfield, Nottinghamshire NG4 2FQ

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Asking Price £240,000



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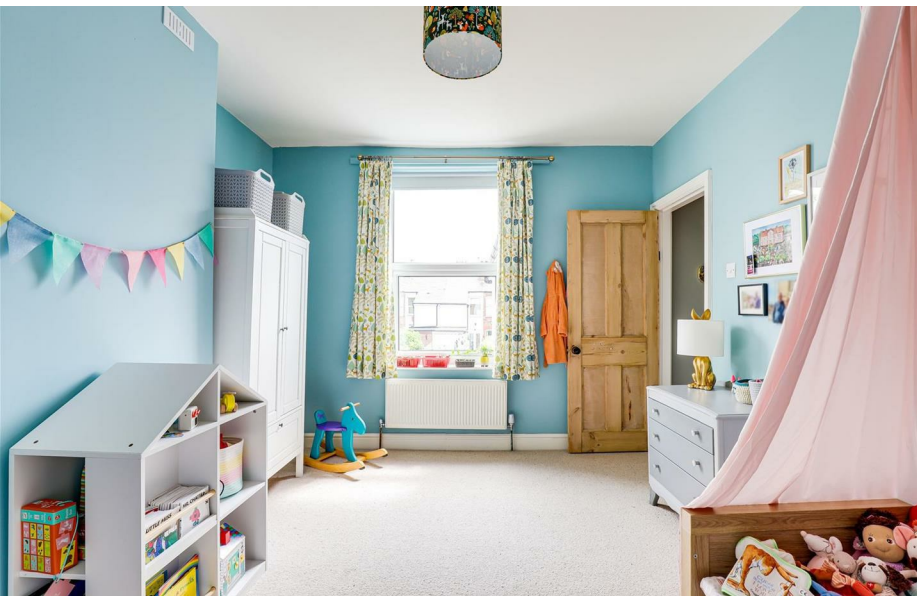
## NO UPWARD CHAIN...

Nestled in a popular location, this well-presented four-bedroom mid-terraced house offers a perfect blend of modern living and classic charm. The ground floor features a bright bay-fronted living room, a spacious dining room ideal for entertaining and a contemporary fitted kitchen equipped with modern appliances. Ascending to the first floor, you will find two double bedrooms, a single bedroom and a stylish three-piece bathroom suite. The second floor hosts a fourth bedroom, providing additional space and versatility. Outside, the property boasts convenient on-street parking and a private enclosed garden, perfect for relaxing or outdoor activities. Located in the sought-after Netherfield area, it is within walking distance of various shops, dining establishments and excellent transport links to the City Centre, including close proximity to Netherfield train station. This delightful home is ready to welcome its new owners.

MUST BE VIEWED







- Mid-Terraced House
- Four Bedrooms
- Bay-Fronted Living Room
- Dining Room
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite
- On-Street Parking
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

15'11" x 3'0" (4.87m x 0.93m)

The entrance hall has reclaimed Victorian quarry tile flooring, carpeted stairs, a column radiator, coving to the ceiling, a homemade stained glass window above the front door and a single door providing access into the accommodation

### Living Room

12'1" x 14'7" (3.70m x 4.46m)

The living room has engineered oak flooring, a TV point, a column radiator, coving to the ceiling, a feature ceiling rose and a UPVC double glazed bay window to the front elevation

### Dining Room

12'5" x 12'9" (3.81m x 3.90m)

The dining room has engineered oak flooring, an in-built storage cupboard, a column radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Kitchen

17'10" x 8'4" (5.45m x 2.55m)

The kitchen has a range of fitted base and wall units with solid oak worktops, a Belfast-style sink with a swan neck mixer tap, an integrated oven, an integrated gas hob, an angled extractor hood, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, space and plumbing for a dishwasher, a vertical radiator, tiled splashback, ceramic tiled flooring, recessed spotlights, two UPVC double glazed windows to the side elevations and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

5'4" x 12'9" (1.63m x 3.91m)

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

### Master Bedroom

14'7" x 15'8" (4.47m x 4.79m)

The master bedroom has carpeted flooring, a radiator, a feature ceiling rose and a double glazed window and a double-glazed bay window to the front elevation

### Bedroom Two

12'9" x 10'6" (3.89m x 3.22m)

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

### Bedroom Three

9'10" x 5'4" (3.01m x 1.63m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the side elevation

### Bathroom

6'6" x 7'5" (1.99m x 2.27m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a waterfall-style and hand-held shower fixture, a glass shower screen, a chrome heated towel rail, partially tiled walls, ceramic tiled flooring and a UPVC double glazed window to the rear elevation

## SECOND FLOOR

### Bedroom Four

14'7" x 13'4" (max) (4.45m x 4.08m (max))

The fourth bedroom has carpeted flooring, two fitted storage cupboards, a radiator and a UPVC double glazed window to the front elevation

## OUTSIDE

### Front

To the front of the property there is access to on-street parking

### Rear

To the rear of the property is a private enclosed garden with a newly laid patio

area, a lawn, raised beds with a range of plants and shrubs, a new shed and panelled fencing

## 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 - Highest Download Speed 1000 Mbps. Highest Upload Speed 220 Mbps.

Phone Signal – Good Coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

Other Material Issues – None

## 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.

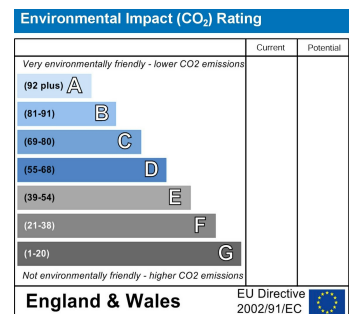
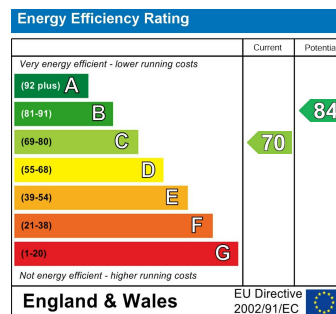
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees: 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.

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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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