

# HoldenCopley

PREPARE TO BE MOVED

Welbeck Walk, St Anns, Nottinghamshire NG3 IAL

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**Guide Price £200,000**

Welbeck Walk, St Anns, Nottinghamshire NG3 1AL



GUIDE PRICE: £200,000 - £220,000

CLOSE PROXIMITY TO THE CITY CENTRE...

This deceptively spacious three-bedroom end-terrace house is perfect for a variety of buyers, from first-time homeowners to growing families. Located just a stone's throw away from Nottingham city centre, the property is conveniently close to a range of local amenities, including shops, excellent transport links and great school catchments. On the ground floor, the property features an entrance hall, a living room, a modern fitted kitchen, a practical utility room and a convenient W/C. The first floor offers three bedrooms, each providing comfortable living space and a three-piece bathroom suite. The front of the property provides on-street parking for permit holders, ensuring ease of access for residents. To the rear, you will find an enclosed garden with a patio area perfect for outdoor dining, a lawn for children to play, and an outbuilding offering additional storage or workspace. This house combines comfort, space, and convenience, making it an excellent choice for a wide range of buyers.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- On Street Parking For Permit Holders
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'1" x 9'4" (2.17m x 2.87m)

The entrance hall has laminate flooring, carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

### W/C

5'8" x 3'2" (1.74m x 0.99m)

This space has a low level flush W/C, a wall-mounted wash basin, laminate flooring, a radiator, a partially tiled wall and a UPVC double-glazed obscure window to the front elevation.

### Living Room

11'8" x 14'7" (3.57m x 4.47m)

The living room has a UPVC double-glazed window to the rear elevation, a radiator and laminate flooring.

### Kitchen

15'7" x 8'5" (4.77m x 2.58m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, laminate flooring, a radiator, two UPVC double-glazed windows to the front and rear elevation, partially tiled walls and a single UPVC door providing access out to the garden.

### Utility Room

9'4" x 4'5" (2.85m x 1.36m)

The utility room has space and plumbing for a washing machine, space for a fridge-freezer, laminate flooring and a UPVC double-glazed obscure to the front elevation.

## FIRST FLOOR

### Landing

5'7" x 9'4" (max) (1.72m x 2.87m (max))

The landing has carpeted flooring, a UPVC double-glazed obscure window to the front elevation, carpeted flooring and provides access to the first floor accommodation.

### Master Bedroom

13'0" x 8'6" (3.97m x 2.61m)

The main bedroom has a UPVC double-glazed window to the rear elevation, a radiator, laminate flooring and a built-in wardrobe.

### Bedroom Two

8'10" x 11'9" (2.71m x 3.60m)

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

### Bedroom Three

5'6" x 11'9" (1.68m x 3.60m)

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

### Bathroom

5'11" x 5'11" (1.82 x 1.81m)

The bathroom has a low level flush W/C, a pedestal wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, laminate flooring with vinyl stickers, tiled walls, a heated towel rail and a UPVC double-glazed window to the front elevation.

## OUTSIDE

### Front

To the front of the property is on street parking for permit holders.

### Rear

To the rear of the property is an enclosed garden with a patio area, a lawn and an outbuilding.

## 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 - Superfast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes concrete

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.

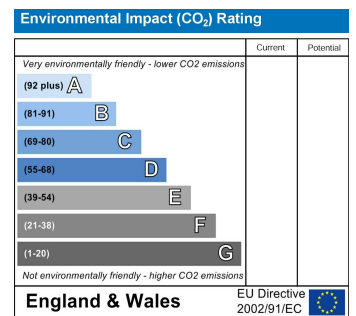
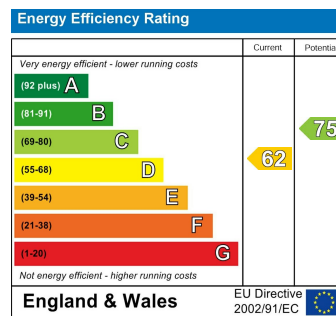
The vendor has advised the following:

Property Tenure is Freehold

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# Welbeck Walk, St Anns, Nottinghamshire NG3 1AL

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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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