

# HoldenCopley

PREPARE TO BE MOVED

Bourne Street, Netherfield, Nottinghamshire NG4 2FH

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**Guide Price £150,000 - £170,000**



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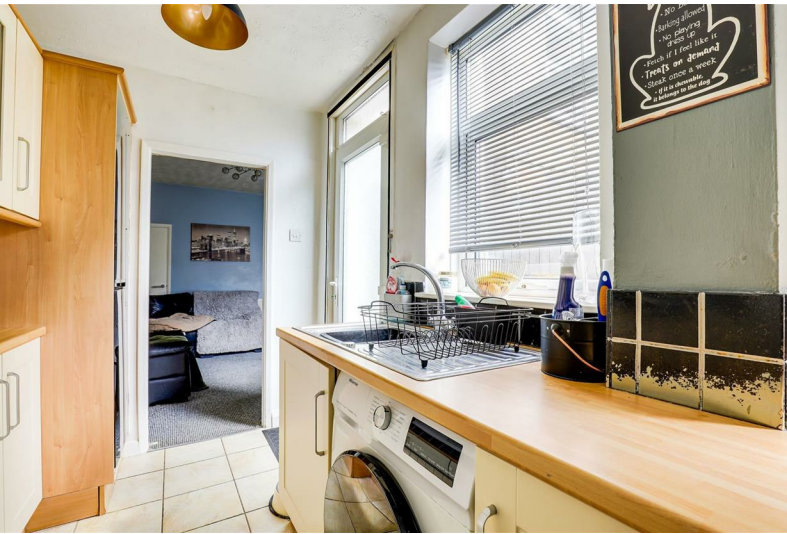


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WELL PRESENTED THROUGHOUT...

This two-bedroom end terrace house offers deceptively spacious accommodation and is well presented throughout, making it perfect for a variety of buyers looking to move straight in. Situated in a sought-after location, the property is within close proximity to various local amenities, including the scenic Colwick Country Park, shops, excellent transport links and great school catchments. The ground floor features two reception rooms, ideal for entertaining or relaxing and a fitted kitchen equipped with modern appliances and ample storage space. On the first floor, you will find two bedrooms, a three-piece bathroom suite and access to a boarded loft that features a velux window and is perfect for additional storage. The front of the property offers on-street parking, while the rear boasts a private enclosed garden with a patio area, a lawn and a practical shed for extra storage. This home combines comfort, convenience and style, making it an excellent choice for discerning buyers.

MUST BE VIEWED







- End Terrace House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Excellent Transport Links
- Popular Location
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Living Room

10'9" x 13'10" (3.30m x 4.23m)

The living room has a UPVC double-glazed square bay window to the front elevation, a built-in cupboard, a feature fireplace with a decorative surround, wood-effect flooring, a radiator and a single door providing access into the accommodation.

### Hall

3'0" x 2'7" (0.93m x 0.79m)

The hall has carpeted flooring and stairs.

### Dining Room

10'9" x 12'5" (3.30m x 3.80m)

The living room has a UPVC double-glazed window to the rear elevation, a built-in cupboard, a feature fireplace with a decorative surround, a radiator and carpeted flooring.

### Kitchen

12'6" x 6'0" (3.82m x 1.83m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, tiled flooring, partially tiled walls, two UPVC double-glazed windows to the side elevation and a single UPVC door providing access out to the garden.

## FIRST FLOOR

### Landing

15'9" x 2'11" (4.81m x 0.89m)

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

### Master Bedroom

10'9" x 13'10" (3.30m x 4.23m)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator and carpeted flooring.

### Bedroom Two

12'5" x 7'8" (3.80m x 2.34m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a radiator, carpeted flooring, a built-in cupboard and access to the boarded loft featuring a velux window.

### Bathroom

6'0" x 12'7" (1.84m x 3.84m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, tiled flooring, partially tiled walls, a towel rail, a chrome heated towel rail, an extractor fan, a built-in cupboard and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is the availability for on street parking.

### Rear

To the rear of the property is a private enclosed rear garden with a fence panelled boundary, a patio area, a lawn 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 - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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:

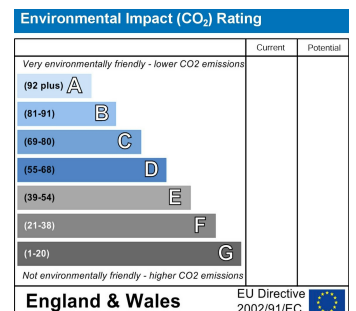
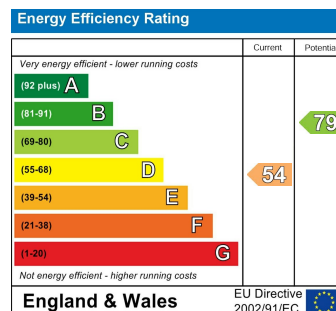
Property Tenure is Freehold

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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.

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.

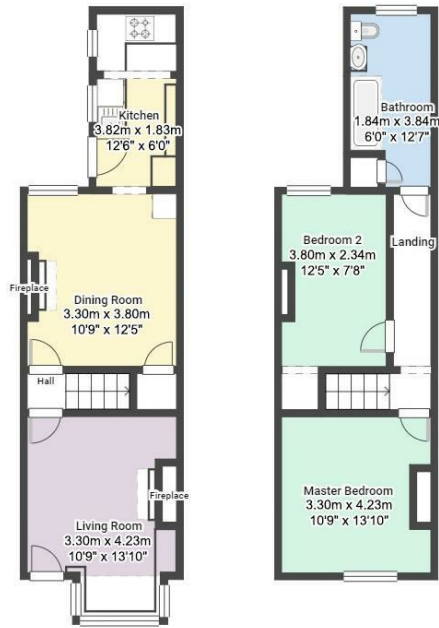
Details are available upon request.





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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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