

# HoldenCopley

PREPARE TO BE MOVED

Manvers Street, Netherfield, Nottinghamshire NG4 2HJ

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Offers Over £175,000

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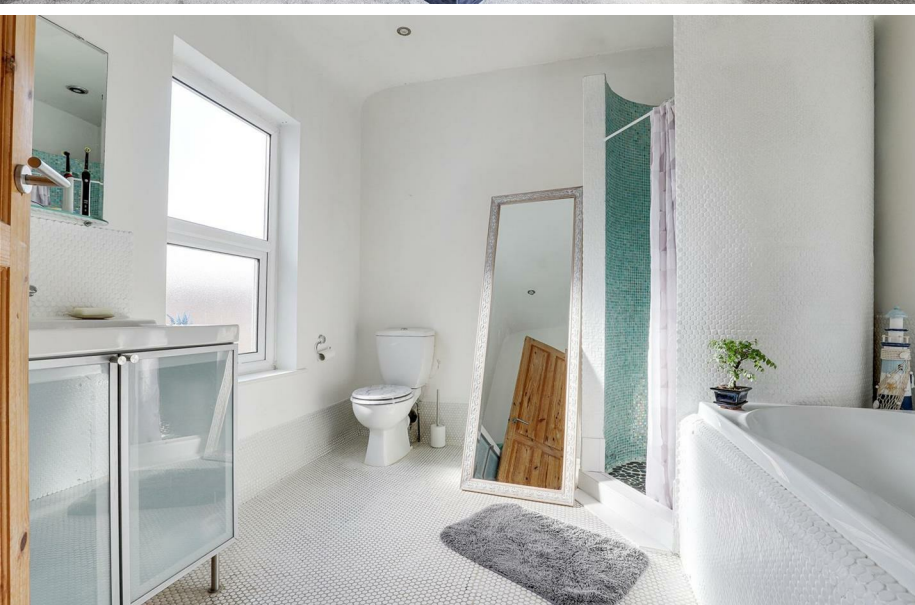
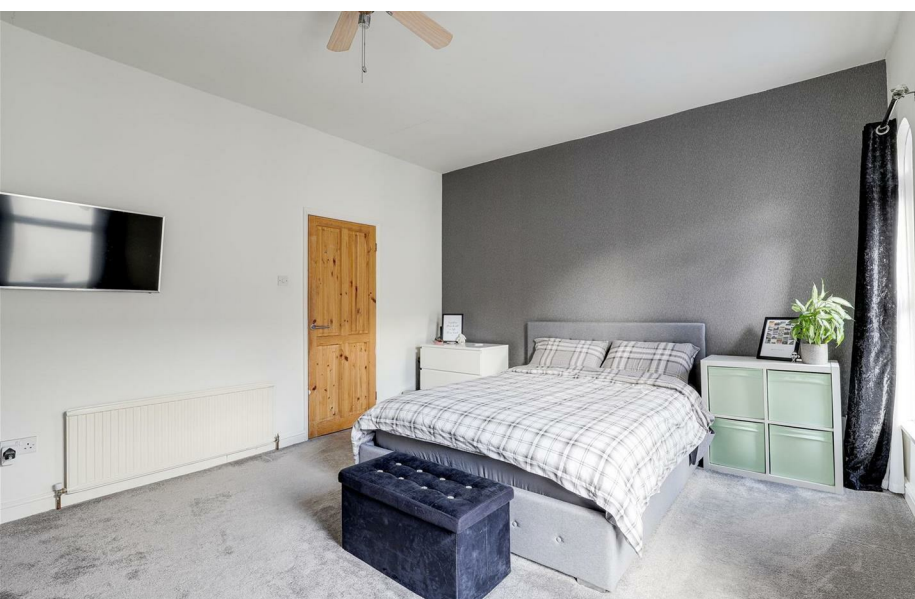
GUIDE PRICE: £175,000 - £185,000

GREAT FIRST-TIME BUY...

Nestled within a convenient location, this two-bedroom semi-detached Victorian house presents a prime opportunity for both first-time buyers and astute investors. The property is thoughtfully presented and boasts a charming exterior that reflects its historical character. Upon entering, the ground floor unfolds with an inviting entrance hall leading to the living room. The heart of the home lies in the expansive kitchen and dining area, featuring a central breakfast bar island and modern underfloor heating. A practical store room and a well-appointed W/C add to the functionality of the ground floor. Ascending to the first floor reveals two generously sized double bedrooms, each complemented by a well-designed bathroom suite with underfloor heating. Outside, the residence offers on-street parking to the front and a private garden at the rear, providing a serene outdoor retreat. With its proximity to local amenities, retail parks, excellent transport links, and easy access to the City Centre, this residence stands as a compelling choice for those seeking a delightful home or a strategic investment.

MUST BE VIEWED





- Semi-Detached Victorian House
- Two Double Bedrooms
- Good-Sized Living Room
- Large Kitchen Diner With Breakfast Bar Island
- Store Room & Ground Floor W/C
- Three-Piece Bathroom Suite
- Underfloor Heating
- Private Garden
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wooden flooring, a radiator, a decorative ceiling arch, carpeted stairs, and a single door providing access into the accommodation.

### Living Room

12'5" x 12'11" (3.80m x 3.94m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a recessed chimney breast alcove with a tiled hearth, and a radiator.

### Kitchen Diner

12'6" x 23'2" (3.82m x 7.08m)

The kitchen has a range of fitted base and wall units with worktops, a central breakfast bar island, a stainless steel sink and a half with a mixer tap and drainer, a freestanding washing machine, space for a range cooker, space for a fridge freezer, space for a tumble-dryer, space for a dining table, multi coloured slate floor tiles with underfloor heating, a radiator, a partially half-vaulted ceiling with two Velux windows, recessed spotlights, and double French doors opening out to the rear garden.

### Store Room

2'10" x 8'0" (0.87m x 2.44m)

The store room has multi coloured slate floor tiles.

### W/C

2'9" x 6'4" (0.86m x 1.95m)

This space has a low level dual flush W/C, a wash basin, an extractor fan, and multi coloured slate floor tiles and splashback.

## FIRST FLOOR

### Landing

12'11" x 6'2" (3.96m x 1.88m)

The landing has carpeted flooring, an in-built cupboard, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

12'11" x 16'0" (3.94m x 4.90m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and a radiator.

### Bedroom Two

9'6" x 12'11" (2.90m x 3.95m)

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

### Bathroom

9'4" x 9'10" (2.87m x 3.01m)

The bathroom has a low level dual flush W/C, a wash basin, a double-ended bath, a shower enclosure, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

To the front of the property is on-street parking and to the rear is a private garden with a patio and lawned area, a shed, fence panels and brick boundary walls.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media & Openreach available

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – all voice & 4G available, some 3G & 5G available

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 – Potential damp

## 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.

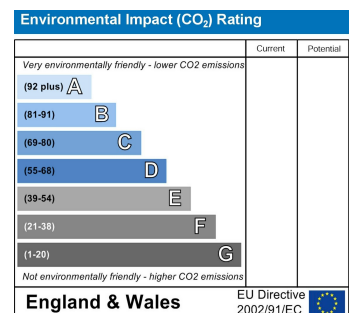
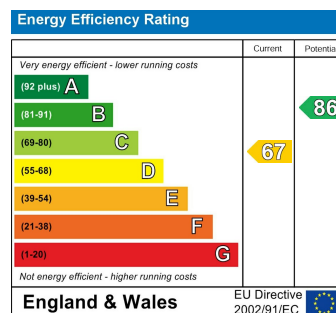
The vendor has advised the following:

Property Tenure is Freehold

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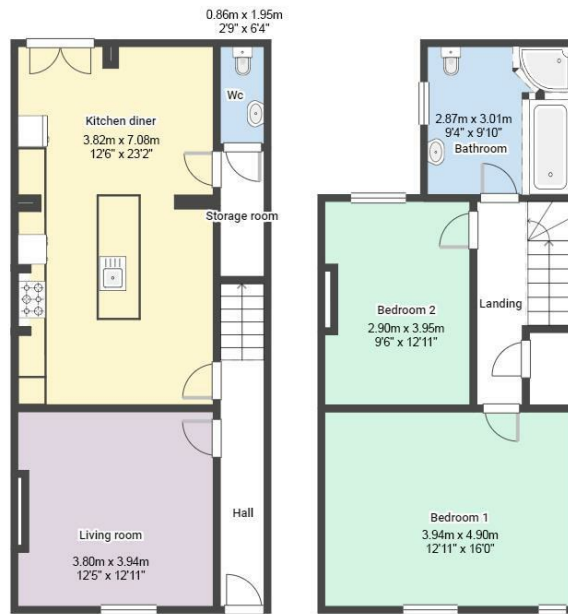
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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