

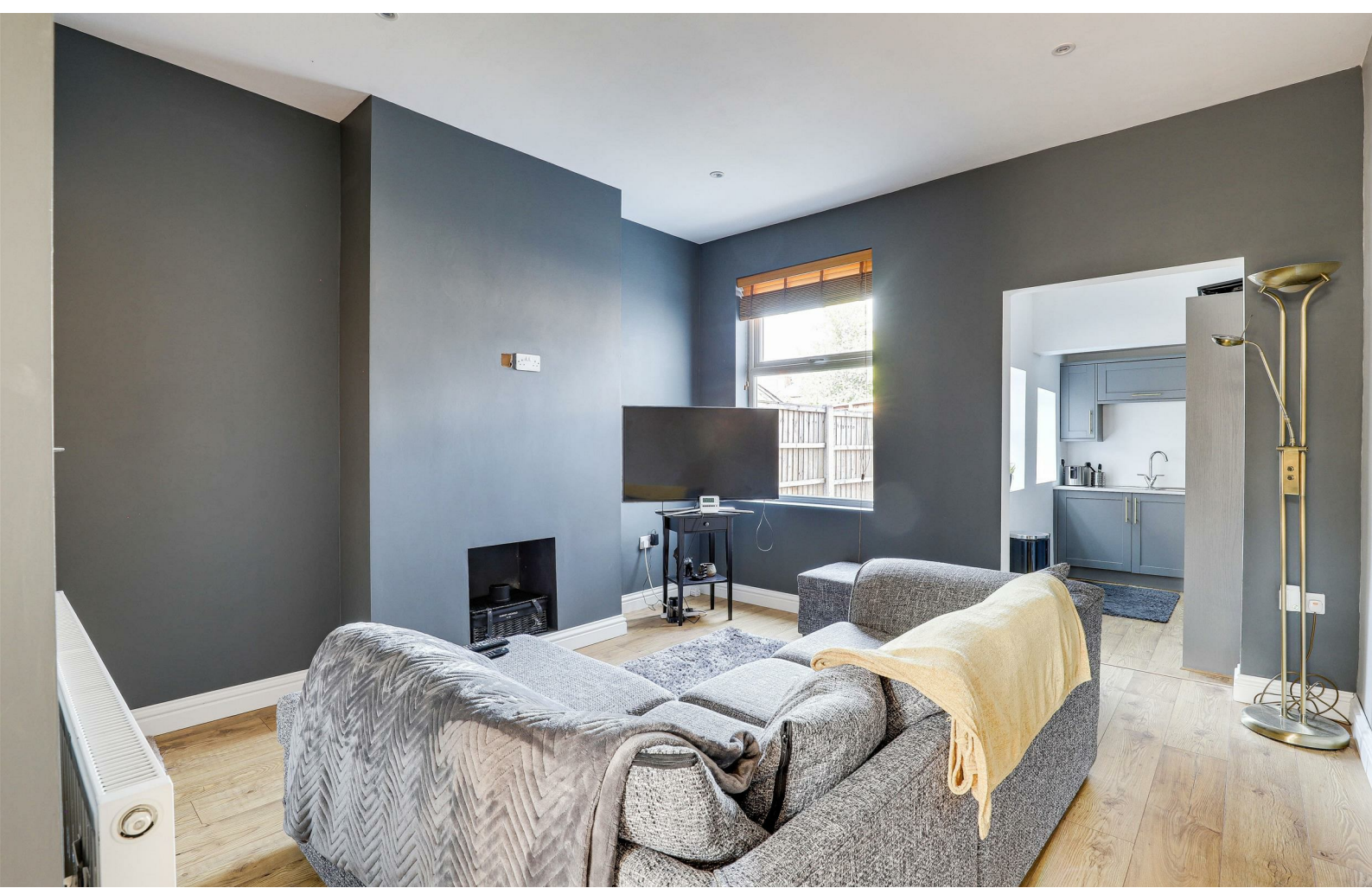
HoldenCopley

PREPARE TO BE MOVED

Dennis Street, Netherfield, Nottinghamshire NG4 2HR

Guide Price £170,000 - £195,000

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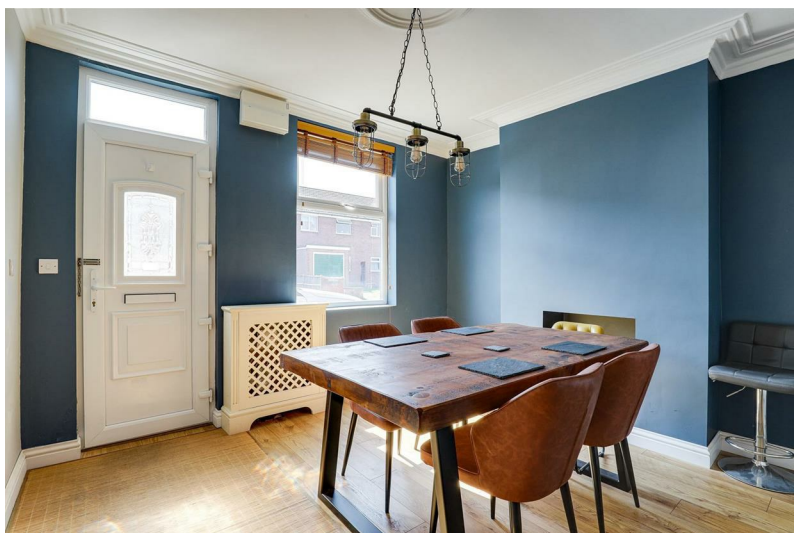


GUIDE PRICE: £170,000 - £190,000

RENOVATED THROUGHOUT...

This beautifully renovated and re-decorated three-bedroom mid-terraced house is ready for you to drop your bags and move straight in. Situated in a popular location close to local amenities, excellent transport links, good schools, retail parks, and offering easy access into the City Centre, this property is perfect for modern living. The house has been comprehensively updated to include a full new re-wire, a new boiler, new flooring, new guttering, a newly fitted kitchen, and a contemporary bathroom. The ground floor features two inviting reception rooms, perfect for entertaining or relaxing, and a fitted kitchen equipped with integrated appliances, offering a sleek and practical cooking space. On the first floor, you will find two well-proportioned bedrooms, both serviced by a stylish bathroom that boasts modern fittings and finishes. The second floor hosts an additional spacious double bedroom. The exterior of the property is equally impressive, with a low maintenance, south-facing rear garden featuring a new patio and an artificial lawn, perfect for enjoying sunny days with minimal upkeep.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen With Integrated Appliances
- Three-Piece Bathroom Suite
- South-Facing Garden
- Renovated Throughout
- Fully Re-Wired With Replaced Boiler
- Popular Location
- Must Be Viewed





GROUND FLOOR

Dining Room

11'9" x 11'7" (3.59m x 3.54m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a ceiling rose, a recessed chimney breast alcove, a radiator, and a single UPVC door providing access into the accommodation.

Living Room

15'0" x 11'9" (4.59m x 3.60m)

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, a TV point, and a recessed chimney breast.

Kitchen

11'8" x 5'10" (3.58m x 1.80m)

The kitchen has a range of fitted shaker-style base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge freezer, an integrated washing machine, wood-effect flooring, recessed spotlights, UPVC double-glazed windows to the side elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

11'5" x 15'1" (3.50m x 4.62m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, recessed spotlights, an original open fireplace, and a radiator.

Bedroom Two

12'5" x 7'0" (3.79m x 2.15m)

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

Bathroom

6'5" x 8'1" (1.98m x 2.47m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a 'L' shaped bath with an overhead rainfall shower and a handheld shower head, a shower screen, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Bedroom Three

15'1" x 10'11" max (4.62m x 3.35m max)

The third bedroom has a skylight window, carpeted flooring, recessed spotlights, a radiator, and a chrome heated towel rail.

OUTSIDE

Front

To the front of the property is on-street parking and side access to the rear garden.

Rear

To the rear of the property is a low maintenance south-facing garden with a patio area, an artificial lawn, external lighting, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly good coverage - 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

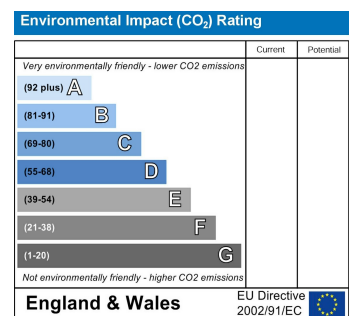
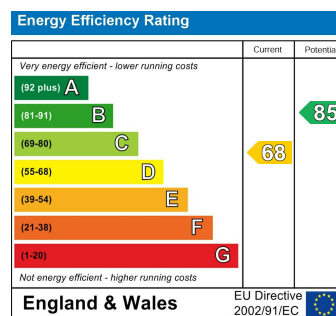
Flood Risk – No flooding in the past 5 years+

Area - low risk of surface water flooding / medium risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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