

HoldenCopley

PREPARE TO BE MOVED

Elgar Gardens, Thorneywood, Nottinghamshire NG3 2HW

£150,000

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NO UPWARD CHAIN...

This three-bedroom mid-terraced house, offered to the market with no upward chain, presents a fantastic opportunity with ample space and potential throughout. Nestled in a quiet cul-de-sac, the property enjoys a convenient location close to the City Centre, excellent transport links, good schools, and local amenities. The ground floor features an entrance hall, a convenient W/C, a spacious living room, and a dining room with open access to a well-appointed kitchen, perfect for modern family living. The first floor comprises three generously sized bedrooms, all serviced by a contemporary bathroom suite. Outside, the property benefits from well-maintained gardens to both the front and rear, providing lovely outdoor spaces to relax and entertain. This home is ideal for those looking to create their perfect living space in a sought-after area.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen & Open Plan Dining Room
- Ground Floor W/C
- Ample Storage Space
- Three-Piece Bathroom Suite
- Gardens To Front & Rear
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'9" x 5'8" (5.11m x 1.75m)

The entrance hall has wood-effect flooring, carpeted stairs, a dado rail, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

2'8" x 4'7" (0.82m x 1.40m)

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

Living Room

13'7" x 11'5" (4.16m x 3.49m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a ceiling rose, a dado rail, a radiator, a TV point, a decorative mantelpiece, and double doors leading into the dining room.

Dining Room

11'5" x 12'4" (3.48m x 3.78m)

The dining room has wood-effect flooring, a dado rail, coving to the ceiling, a radiator, an in-built cupboard, a full height UPVC double-glazed windows to the rear elevation, open access to the kitchen, and access to the garden.

Kitchen

5'7" x 9'1" (1.72m x 2.78m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for an under counter fridge, wood-effect flooring, partially tiled walls and worktop, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

12'6" x 5'10" (3.83m x 1.80m)

The landing has carpeted flooring, two in-built cupboards, access to the loft via a drop-down ladder, a dado rail, and provides access to the first floor accommodation.

Master Bedroom

12'3" x 10'8" (3.75m x 3.27m)

The main bedroom has a UPVC double-glazed window to the rear elevation, partially carpeted flooring, a picture rail, and a ceiling rose.

Bedroom Two

15'1" x 8'6" (4.60m x 2.60m)

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

Bedroom Three

8'6" x 9'0" (2.60m x 2.75m)

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

Bathroom

5'5" x 6'6" (1.67m x 1.99m)

The bathroom has a radiator, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, fully tiled walls, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low maintenance garden with a range of plants and shrubs, and an outdoor tap.

Rear

To the rear of the property is a private low maintenance garden with paved patio, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available 1000 Mbps - download / 100 Mbps - upload

Phone Signal – Mostly good coverage for 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: very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – The property uses district energy from Nottingham city council

Other Material Issues – N/A

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.

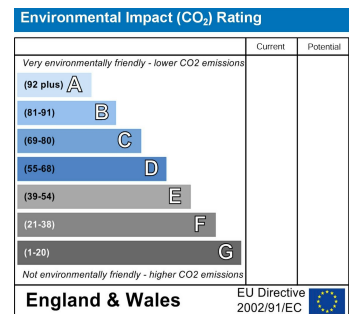
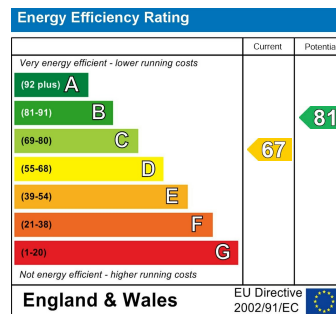
The vendor has advised the following:

Property Tenure is Freehold

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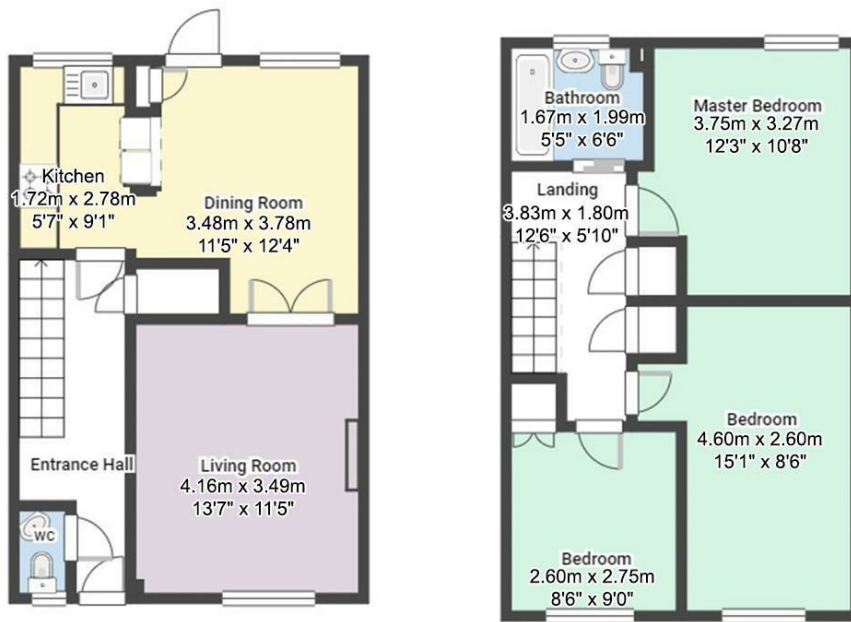
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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