

# HoldenCopley

PREPARE TO BE MOVED

St. Christopher Street, Nottingham, Nottinghamshire NG2 4FG

---

Guide Price £170,000 - £200,000



St. Christopher Street, Nottingham, Nottinghamshire NG2 4FG





GUIDE PRICE £170,000 - £190,000

NO UPWARD CHAIN...

This characterful end-terraced house presents a wonderful opportunity for buyers seeking a renovation project. Situated in a prime location with excellent transport links into Nottingham City Centre and within close proximity to local amenities, it's ideal for a wide range of buyers, including first-time homeowners, young professionals, and investors. Upon entering the property, you are greeted by a hallway that leads into a living room, perfect for relaxing or entertaining. Adjacent to this is a separate dining room, offering a versatile space for family meals or gatherings. The fitted kitchen is located at the rear of the property, providing ample storage and work surfaces. From the kitchen, there is direct access to the rear garden, as well as stairs down to a useful cellar, offering additional storage. On the first floor, the property offers two generously sized double bedrooms, both filled with natural light. There is also a further room, which is highly versatile and could serve as a home office, study, or even a nursery. Completing the upstairs layout is a contemporary three-piece bathroom suite, featuring a bathtub, wash basin, and WC. Externally, the property fronts directly onto the pavement, in keeping with the traditional style of terraced homes. To the rear, you'll find an enclosed courtyard garden, bordered by fence panels for privacy, with gated access.

MUST BE VIEWED







- End Terraced House
- Three Bedroom
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Hallway

The hallway has carpeted flooring, a radiator, coving to the ceiling, a decorative ceiling arch, and a single door providing access into the accommodation.

### Living Room

11'6" x 12'1" (3.53m x 3.70m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a ceiling rose, a feature fireplace, a TV point, and carpeted flooring.

### Dining Room

12'3" x 12'0" (3.75m x 3.68m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a feature fireplace, and wood flooring.

### Kitchen

15'10" x 9'11" (4.83m x 3.04m)

The kitchen has a range of fitted base and wall units with worktops, and a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear and side elevation, a UPVC door opening out to the rear garden, and access to the cellar.

## BASEMENT

### Cellar

23'8" x 27'1" (7.23 x 8.28)

The cellar has lighting, and is split into two sections.

## FIRST FLOOR

### Landing

5'4" x 12'3" (1.65m x 3.75m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

11'3" x 15'3" (3.45m x 4.67m)

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

### Bedroom Two

12'4" x 9'6" (3.77m x 2.92m)

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

### Bedroom Three

6'0" x 9'1" (1.85m x 2.78m)

The third bedroom has a UPVC double glazed window obscure to the rear elevation, a wall-mounted boiler, an in-built cupboard, and carpeted flooring.

### Bathroom

7'5" x 5'10" (2.28m x 1.80m)

The bathroom has an obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a radiator, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is directly onto the pavement, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed courtyard, a fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 – 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.

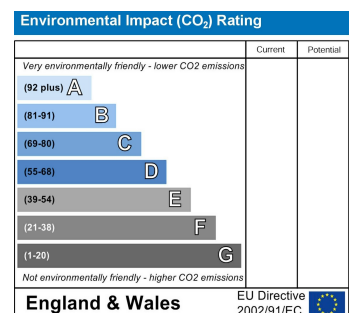
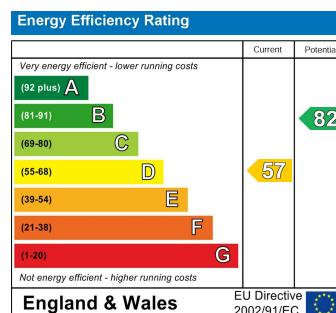
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.







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.  
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk