

HoldenCopley

PREPARE TO BE MOVED

Radstock Road, Thorneywood, Nottinghamshire NG3 2PS

Guide Price £195,000 - £235,000

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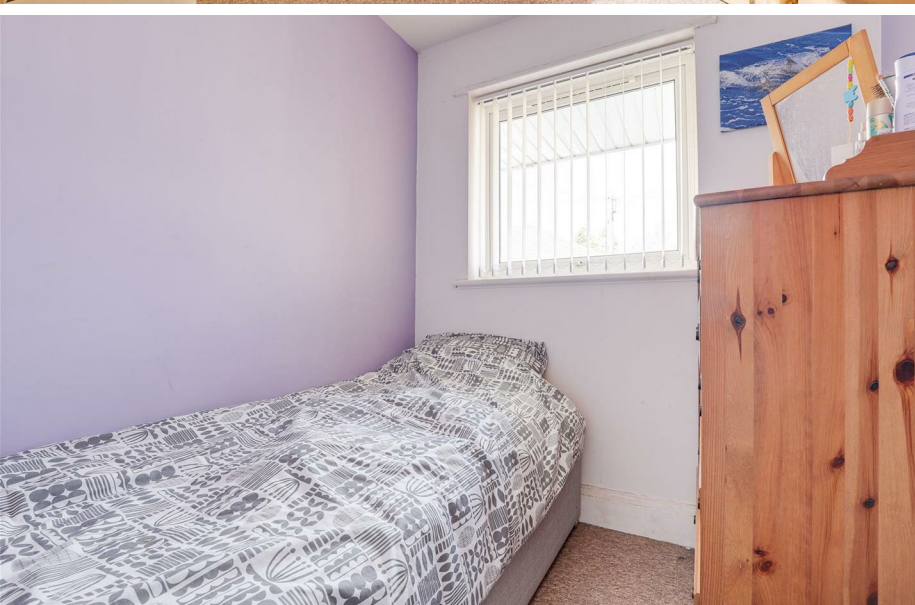
GUIDE PRICE £195,000 - £210,000

PERFECT FOR FIRST TIME BUYERS...

This three-bedroom semi-detached house offers an excellent opportunity for first-time buyers looking to step onto the property ladder. Conveniently located within close proximity to local shops, excellent transport links, and within catchment areas for great schools, this home provides both comfort and convenience. On the ground floor, the property features an entrance hall leading to a spacious dining room, a living room perfect for relaxing, and a fitted kitchen with ample storage. The first floor comprises three bedrooms, a three-piece bathroom suite featuring both a bath and a separate shower, as well as a handy separate W/C. There is also access to the loft, providing additional storage space. To the front of the property, on-street parking is available, while to the rear, you'll find a private south-facing garden. The garden offers a lawn, patio area, and access to a basement, providing potential for extra storage or conversion. This home offers a fantastic opportunity for buyers to personalise and make their own, with plenty of potential to add value and transform the space to suit their style. It is ready for its new owners to move in and start creating their ideal home.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite & Separate W/C
- Private South Facing Rear Garden
- On Street Parking
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'4" x 6'8" (1.94m x 2.04m)

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

Dining Room

9'10" x 13'6" (3.02m x 4.14m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and open access into the living room.

Living Room

5'1" x 12'9" (1.55m x 3.91m)

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

Kitchen

14'1" x 6'2" (4.31m x 1.90m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker, an extractor hood, space and plumbing for a washing machine, a sink and a half with a drainer and a swan neck mixer tap, space for an American style fridge-freezer, tiled flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

6'5" x 16'5" (1.96m x 5.01m)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, access into the loft and provides access to the first floor accommodation.

Master Bedroom

9'10" x 13'0" (3.02m x 3.97m)

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

Bedroom Two

10'0" x 12'11" (3.05m x 3.94m)

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

Bedroom Three

6'5" x 7'3" (1.98m x 2.23m)

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

Bathroom

6'11" x 6'4" (2.12m x 1.94m)

The bathroom has a pedestal wash basin, a corner fitted bath with a seat, a corner fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

W/C

2'7" x 4'11" (0.80m x 1.51m)

This space has a low level flush W/C, parquet style flooring and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is on street parking and a single iron gate.

Rear

To the rear is a private south facing garden with a hedge boundary, a lawn, mature fruit tree, patio and a single door providing access into the basement.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 100 Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

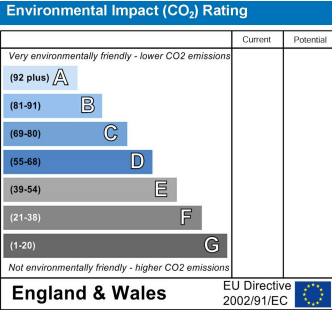
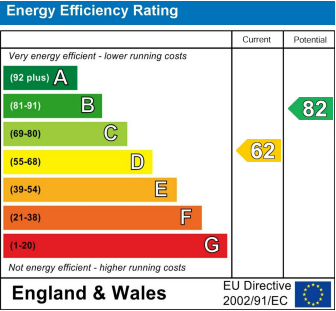
The vendor has advised the following:

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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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