

# HoldenCopley

PREPARE TO BE MOVED

Hudson Street, Thorneywood, Nottinghamshire NG3 3DY

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Guide Price £170,000



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GUIDE PRICE: £170,000 - £180,000

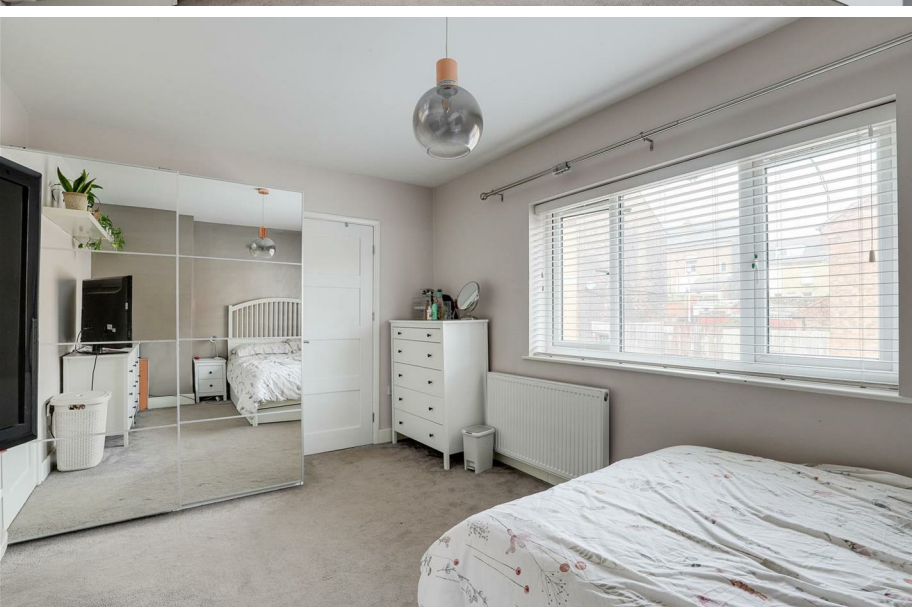
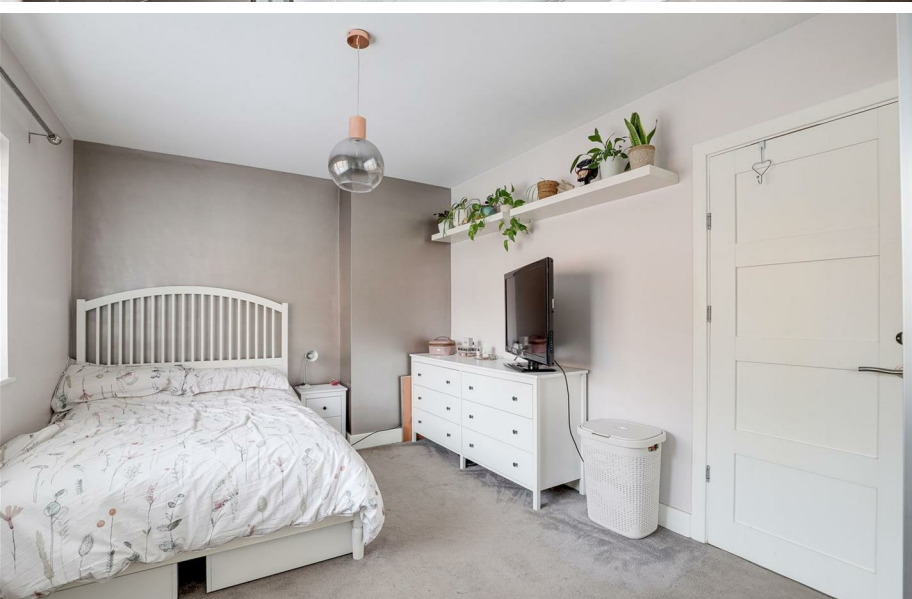
IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached home is an excellent choice for first-time buyers, offering both comfort and convenience. Ideally situated close to a range of local amenities, including shops, schools, and excellent transport links. Upon entering, you are welcomed by an entrance hall leading to a spacious living room with ample space for dining, perfect for entertaining or relaxing. The modern kitchen is designed for your culinary needs, featuring integrated appliances, a convenient utility area, and a stylish ground-floor bathroom. Upstairs, the home boasts two double bedrooms, alongside a versatile single bedroom. The main bedroom benefits from a walk-in closet, offering additional storage space. Externally, the property provides on-street permit parking to the front, while the rear features an enclosed garden with a lawn and a patio seating area, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Utility Room
- Ground Floor Bathroom
- On-Street Permit Parking
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Hall

The hall has laminate wood-effect flooring, carpeted stairs, a radiator nd a single composite door providing access into the accommodation.

Living Room

11'11" x 14'10" (3.65m x 4.53m)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen

8'7" x 11'9" (2.62m x 3.59m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, gas hob, extractor fan, microwave, dishwasher & fridge freezer, partially tiled walls, tiled flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Utility Room

2'10" x 6'4" (0.86m x 1.93m)

The utility room has space and plumbing for a washing machine, a wall-mounted boiler, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Hall

The hall has tiled flooring and a single door providing access to the rear garden.

Shower Room

8'10" x 5'8" (2.71m x 1.74m)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, tiled walls & flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

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

Master Bedroom

9'9" x 14'11" (2.98m x 4.55m)

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

Closet

2'10" x 6'11" (0.87m x 2.12m)

The closet has ample storage space and a UPVC double-glazed window to the side elevation.

Bedroom Two

11'5" x 8'10" (3.49m x 2.70m)

The second bedroom has exposed wooden floor boards, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'11" x 8'2" (2.74m x 2.50m)

The third bedroom has exposed wooden floor boards, a radiator and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street permit parking, gated access to the rear garden, plants and shrubs and brick-wall boundaries.

Rear

To the rear of the property is an enclosed garden with a patio seating area, a lawn, plants and shrubs, fence panelling and brick-wall boundaries.

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

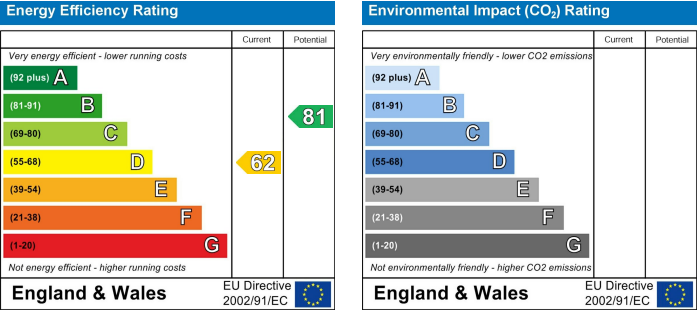
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

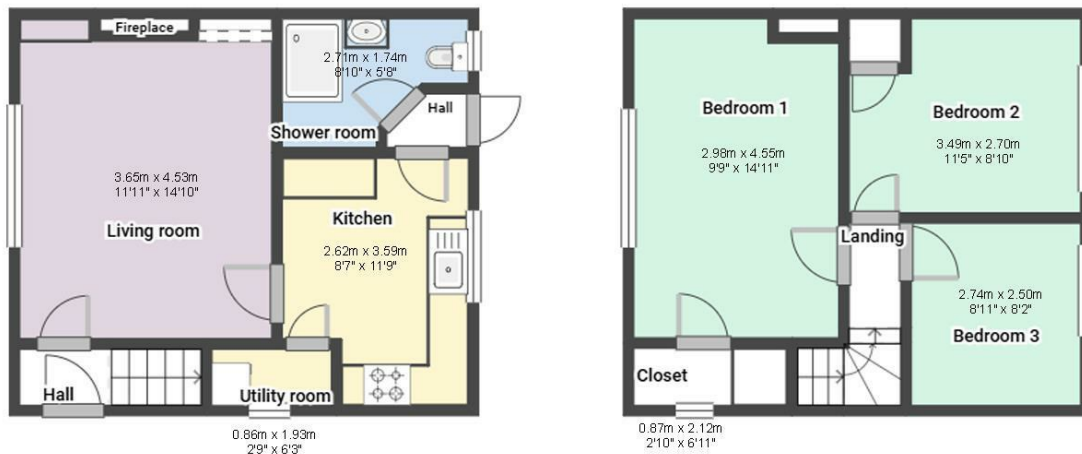
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- 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





# Hudson Street, Thorneywood, Nottinghamshire NG3 3DY



## 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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