

HoldenCopley

PREPARE TO BE MOVED

Hampstead Road, Nottingham, Nottinghamshire NG3 5HD

Guide Price £170,000 - £200,000

Hampstead Road, Nottingham, Nottinghamshire NG3 5HD



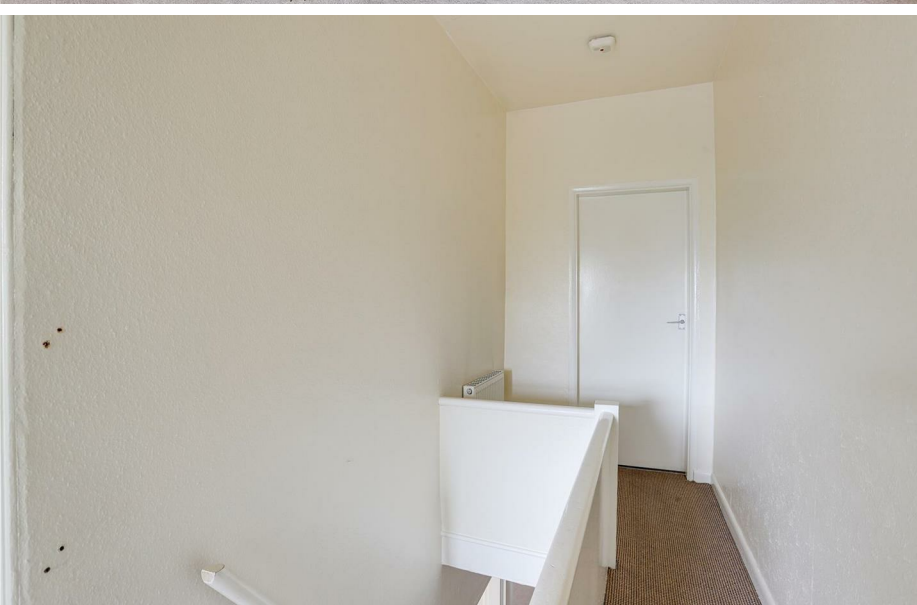
GUIDE PRICE £170,000 - £190,000

NO UPWARD CHAIN...

Situated in a sought-after and well-established area, this mid-terraced house presents a fantastic opportunity for first-time buyers and is being sold with no upward chain. Upon entering the property, you are welcomed into a bright and inviting entrance hall that leads through to a spacious living room, perfect for relaxing or entertaining guests. Beyond this, a separate dining room provides an excellent space for family meals and gatherings, while the well-fitted kitchen offers ample storage and workspace, catering to all your culinary needs. Moving to the first floor, the property boasts two generously sized double bedrooms, both offering plenty of natural light and comfortable living space. A modern three-piece bathroom suite is also located on this floor, featuring contemporary fittings and a sleek design. Ascending to the second floor, you will find a versatile loft room, which can be used as a home office, additional living space, or extra storage, depending on your needs. Externally, the property benefits from a charming front courtyard, enclosed by a traditional brick wall with gated access, ensuring both privacy and curb appeal. To the rear, the garden provides a lovely outdoor retreat, complete with courtesy lighting, a paved patio area ideal for outdoor seating, and beautifully planted borders that add a touch of greenery. The garden is enclosed by fence panel boundaries and also benefits from gated access, offering a secure and enclosed space.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms & Attic Room
- Living Room
- Dining Room
- Fitted kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*2" x 2*9" (0.97m x 0.86m)

The entrance hall has carpeted flooring, and a double glazed door providing access into the accommodation.

Living Room

13*8" x 11*11" (4.19m x 3.65m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a fitted base cupboard, and carpeted flooring.

Dining Room

10*7" x 11*11" (3.23m x 3.65m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Kitchen

6*1" x 8*3" (1.87m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, a freestanding cooker and extractor fan, space and plumbing for a washing machine, an in-built cupboard, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

11*10" max x 7*4" (3.63m max x 2.24m)

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

Bedroom One

15*9" x 12*0" (4.82m x 3.66m)

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

Bedroom Two

10*7" max x 12*0" (3.25m max x 3.66m)

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

Shower room

7*8" max x 6*0" (2.35m max x 1.84m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, an extractor fan, partially tiled walls, and tile effect vinyl flooring .

SECOND FLOOR

Loft Room

14*7" x 13*0" (4.45m x 3.98m)

The loft room has a Velux window, a radiator, eaves storage, and exposed floor boarding.

OUTSIDE

Front

To the front of the property is a small courtyard with a brick wall boundary, gated access, and access to the rear garden.

Rear

To the rear of the property is courtesy lighting, a patio area, plated borders, 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 1800Mbps and Upload Speed 220Mbps

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

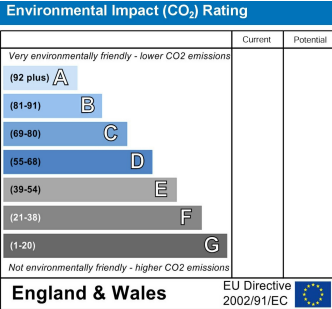
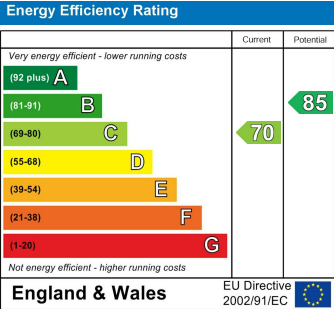
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.



Hampstead Road, Nottingham, Nottinghamshire NG3 5HD



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

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.