

HoldenCopley

PREPARE TO BE MOVED

Alma Road, Nottingham, Nottinghamshire NG3 2NU

Guide Price £160,000 - £190,000

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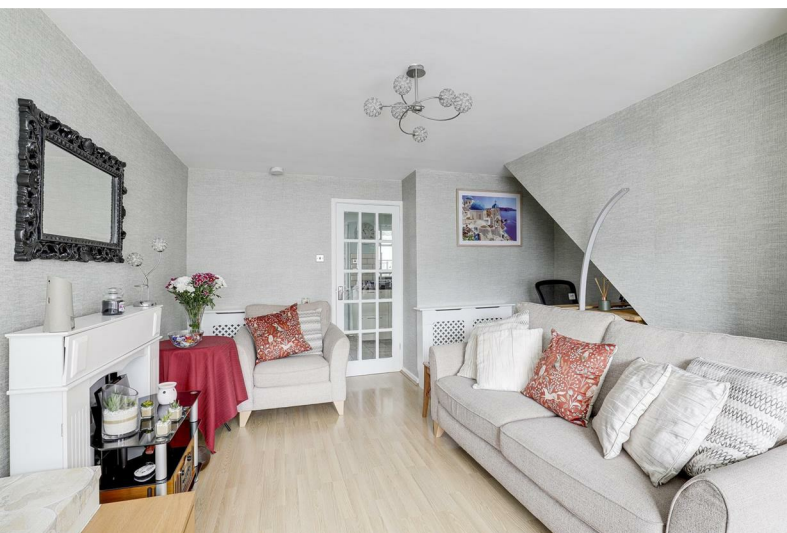


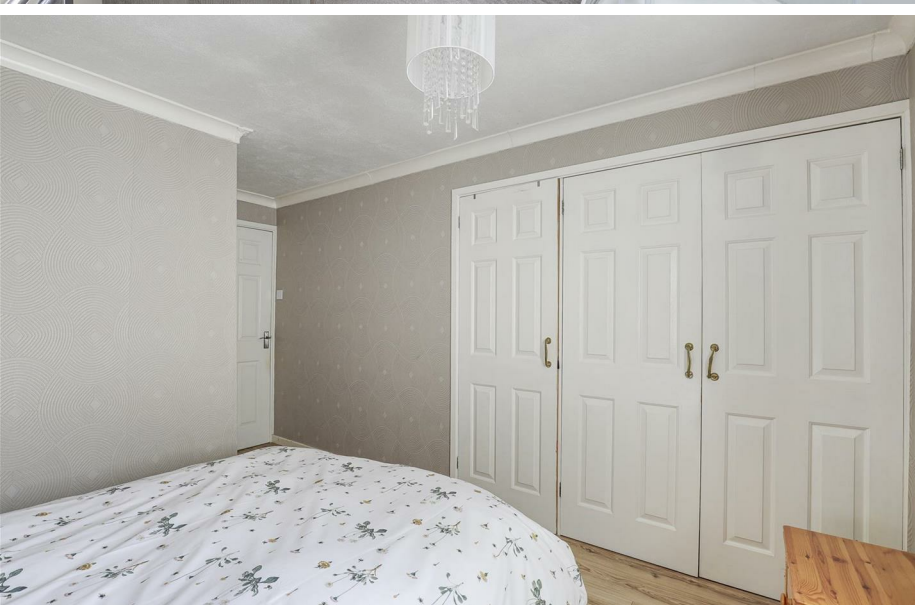
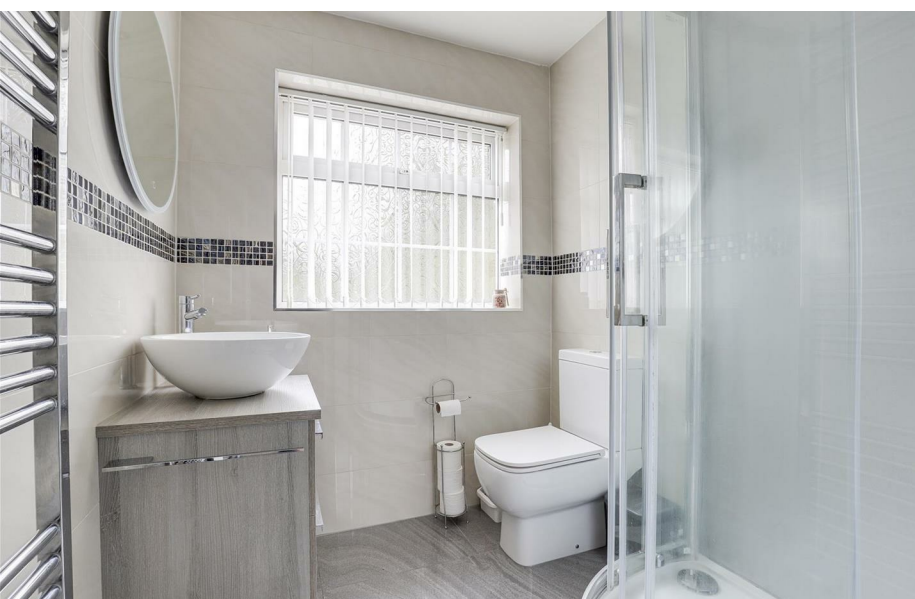
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NO UPWARD CHAIN...

Welcome to this well-presented two-bedroom mid-terraced house which is an ideal choice for first-time buyers or investor. Situated in a convenient location close to Nottingham City Centre, the property provides easy access to a wide range of shops, popular eateries, and excellent local amenities. It is also within close proximity to universities and benefits from regular transport links, making it a highly desirable location. Upon entering the property, you are welcomed into an entrance hall that leads into a spacious living room, offering a comfortable and inviting space to relax. The fitted kitchen is located towards the rear of the property and provides access to the conservatory, which adds additional living space and overlooks the rear garden. The first floor comprises two well-proportioned bedrooms and a modern three-piece bathroom suite. The front of the property features a well-maintained lawn alongside a planted area filled with various shrubs and bushes, enhancing its curb appeal. The rear garden is south-facing and designed for low maintenance, featuring a shed for storage and a fence-panelled boundary for privacy. Additionally, the property benefits from a garage located at the rear, providing secure parking or extra storage space.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

Living Room

16'9" x 13'4" (5.12m x 4.07m)

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

Kitchen

13'3" x 9'9" (4.06m x 2.99m)

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, an integrated oven, a gas ring hob and extractor fan, space for an under counter fridge and freezer, space and plumbing for a washing machine, a radiator, tiled splash back, tiled flooring, and two UPVC double glazed windows to the rear elevation, and a UPVC door opening to the conservatory.

Conservatory

11'4" x 9'4" (3.47m x 2.85m)

The conservatory has tiled flooring, a UPVC double glazed surround, a Polycarbonate roof, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, access into the loft with lighting, and access to the first floor accommodation.

Bedroom One

13'11" x 10'1" (4.25m x 3.08m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, triple fitted wardrobes, coving to the ceiling, and wood-effect flooring.

Bedroom Two

15'3" x 7'5" (4.65m x 2.28m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and original floor boarding.

Bathroom

8'2" x 5'6" (2.49m x 1.68m)

The bathroom has a UPVC double glaze obscure window to the rear elevation, a low level flush W/C, a counter top wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture ,a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a planted area with various planted shrubs and bushes.

Rear

To the rear of the property is a south facing low-maintenance garden, with a shed, and a fence panelled boundary.

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 - Some coverage of 3G & 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

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

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.

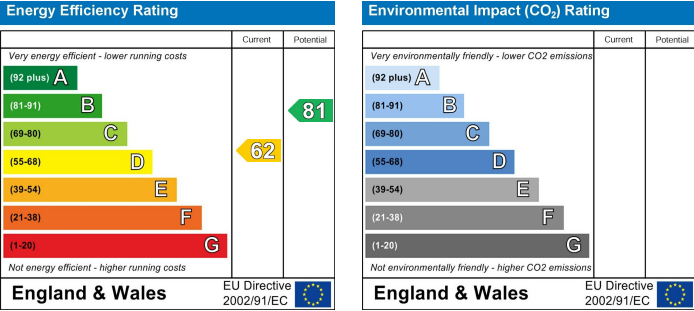
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

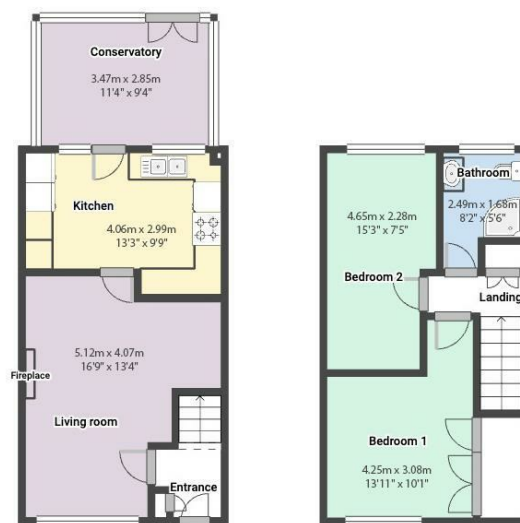
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Garage

The garage has ample space, and an up-and-over door.



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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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