

# HoldenCopley

PREPARE TO BE MOVED

Carnarvon Street, Netherfield, Nottinghamshire NG4 2FL

---

Guide Price £165,000 - £175,000



Carnarvon Street, Netherfield, Nottinghamshire NG4 2FL





GUIDE PRICE £165,000 - £175,000

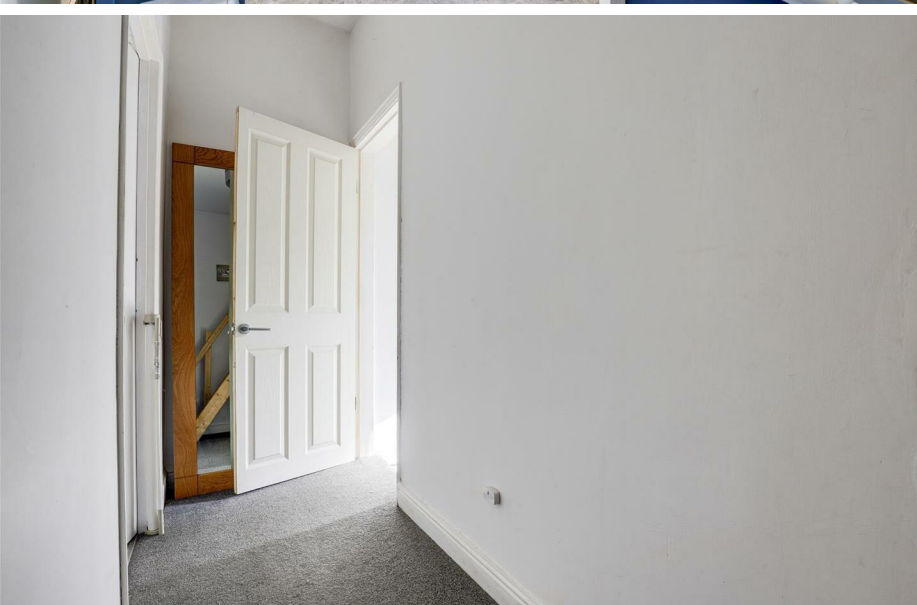
## MID TERRACED HOUSE...

This well-presented mid-terraced house offers spacious accommodation with ample storage, making it an excellent choice for first-time buyers looking to step onto the property ladder. Conveniently located in Netherfield, it is close to a range of local amenities, including shops, eateries, Victoria Retail Park, and regular bus and train services to the City Centre. The property is also within the catchment area for excellent schools. The ground floor features a living room with access to the dining room, a fitted kitchen leading to the rear garden, while the first floor comprises two bedrooms and a three-piece bathroom suite, with additional access to a loft room. Outside, the front of the property has a courtyard with a fenced boundary and gated access. The enclosed rear garden includes a gravelled pathway, a lawn, a gravelled seating area, a fenced boundary, and gated access.

MUST BE VIEWED







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











GROUND FLOOR

Living Room

11\*3" x 10\*10" (3.45m x 3.32m)

The living room has a UPVC double glazed window to the front elevation, a fitted base unit, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, wood-effect flooring, and a UPVC door providing access into the accommodation.

Dining Room

14\*4" x 10\*10" (4.37m x 3.32m)

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

Kitchen

5\*8" x 12\*9" (1.74m x 3.90m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a swan neck mixer tapa and drainer, an integrated oven, gas ring hob and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a wall-mounted boiler, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

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

Master Bedroom

11\*4" x 10\*11" (3.47m x 3.34m)

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

Bedroom Two

8\*0" x 7\*11" (2.46m x 2.42m)

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

Bathroom

5\*9" x 8\*2" (1.77m x 2.49m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal was basin, a \*P\* shaped panelled bath with a wall-mounted and handheld shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Loft Room

16\*3" x 10\*11" (4.96m x 3.34m)

The loft room has a Velux window, a radiator, wooden beams, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a courtyard with a fence panelled boundary, and gated access.

Rear

To the rear of the property is an enclosed garden with a gravelled pathway, a lawn, a gravelled seating area, 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 1000Mbps

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 - Gedling Borough 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:

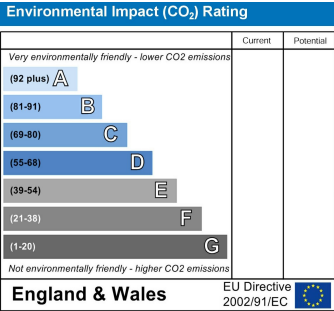
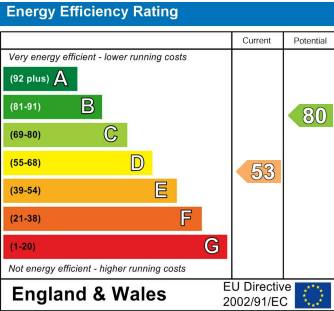
Property Tenure is Freehold

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.





Carnarvon Street, Netherfield, Nottinghamshire NG4 2FL

**HoldenCopley**  
PREPARE TO BE MOVED



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.