

HoldenCopley

PREPARE TO BE MOVED

Fairmead Close, Nottingham, Nottinghamshire NG3 3EQ

Guide Price £130,000 - £140,000

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IDEAL FOR FIRST TIME BUYERS...

This well-maintained two-bedroom mid-terrace home is perfect for first-time buyers looking to step onto the property ladder. Offered to the market with no upward chain, the property is situated in a well-connected location, within easy reach of local shops, great schools, transport links, and just a short distance from the city centre. The ground floor comprises an entrance hall, a reception room, and a fitted kitchen offering access to the rear garden. Upstairs, the first floor hosts two well-proportioned bedrooms, a three-piece bathroom suite, and access to the loft, ideal for additional storage. A new boiler has recently been installed, adding to the home's appeal. Outside, the property benefits from a front garden with a lawn. To the rear, there is a private enclosed garden featuring a paved patio area and a lawn, perfect for outdoor entertaining. Additionally, a parking space is located at the rear of the property.

NO UPWARD CHAIN





- Mid-Terrace House
- Two Bedrooms
- Well-Appointed Fitted Kitchen
- Reception Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Rear Garden
- New Boiler
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'10" x 3'7" (1.18m x 1.11m)

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

Living Room

12'4" x 12'10" (3.77m x 3.93m)

The living room has a square bow window to the front elevation, carpeted flooring, a radiator, a wall-mounted feature fireplace and open access into the kitchen.

Kitchen

7'5" x 12'5" (2.28m x 3.79m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect and carpeted flooring, a radiator, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

6'2" x 2'8" (1.88m x 0.82m)

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

Master Bedroom

9'4" x 12'2" (2.86m x 3.71m)

The main bedroom has a window to the front elevation, carpeted flooring, a radiator, two built-in cupboards and coving.

Bedroom Two

8'4" x 6'0" (2.56m x 1.84m)

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

Bathroom

6'1" x 5'6" (1.87m x 1.68m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, tile-effect flooring, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn.

Rear

To the rear is a private garden with a paved patio, a lawn and a single wooden gate providing access out to the parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low flood risk

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.

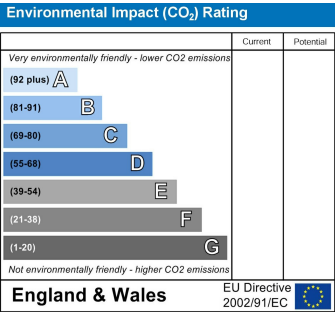
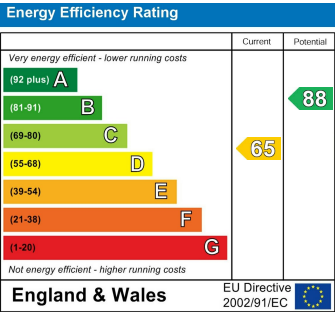
The vendor has advised the following:

Property Tenure is Leasehold but will be 100% freehold

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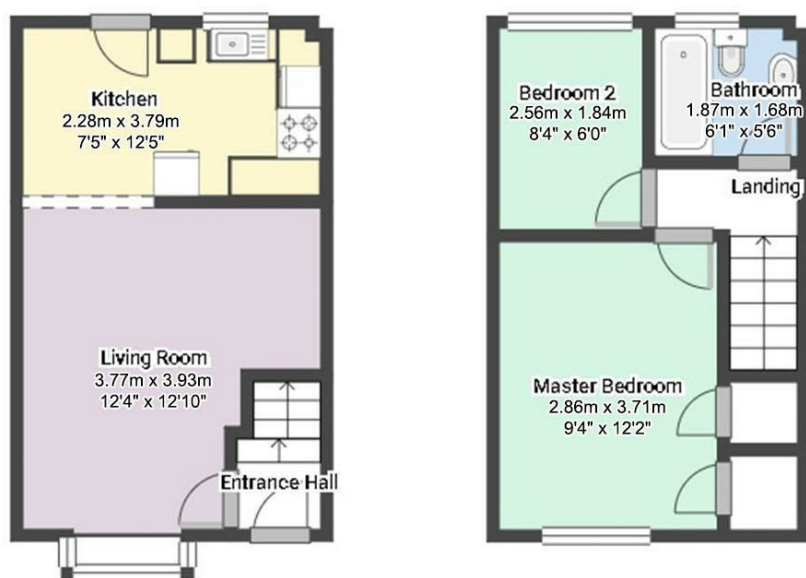
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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