

HoldenCopley

PREPARE TO BE MOVED

Meadow Road, Netherfield, Nottinghamshire NG4 2FR

Guide Price £180,000

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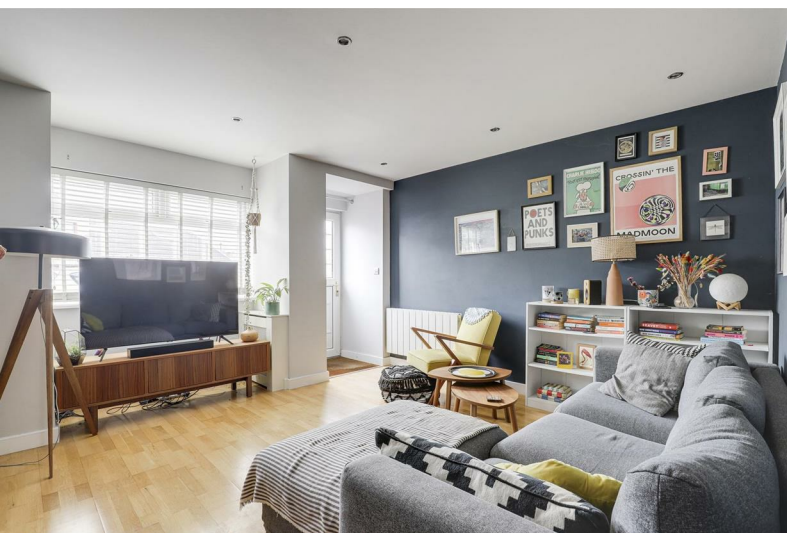


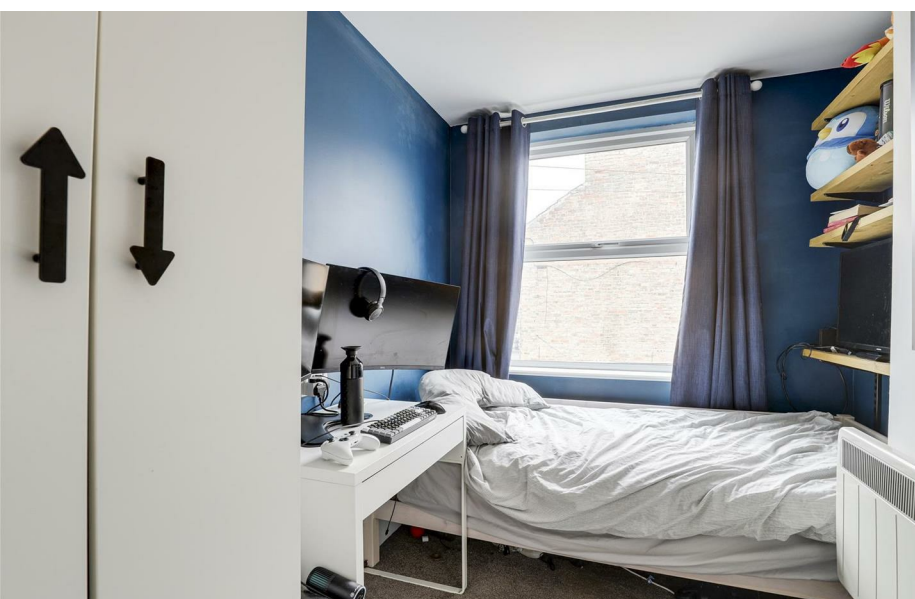
GUIDE PRICE... £180,000 - £190,000.

IDEAL FOR FIRST TIME BUYERS...

This well presented three-bedroom mid-terrace home is the perfect choice for any first-time buyer or family looking for a home they can move straight into. Situated in a convenient location, the property benefits from easy access to a range of local amenities, excellent transport links, and is within catchment of great schools – ideal for family living. To the ground floor, the property comprises a bright living room, a modern fitted kitchen with ample storage, and a separate utility room providing additional space and convenience. The first floor offers two well-proportioned bedrooms along with a contemporary three-piece bathroom suite, while the second floor is host to the master bedroom – a generous space offering both privacy and comfort. Outside, the property enjoys a private patio-style garden to the rear – perfect for relaxing or entertaining – and on-street permit parking to the front.

MUST BE VIEWED





- Mid-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen & Utility Room
- Three Piece Bathroom Suite
- Private Low Maintenance Garden
- Well Presented Throughout
- Convenient Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance

3*6" x 2*10" (1.09m x 0.87m)

The entrance has an entrance mat and a single UPVC door providing access into the accommodation.

Living Room

14*0" into bay x 13*1" (4.28m into bay x 4.00m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, an electric radiator, a recessed wall alcove and spotlights.

Kitchen-Diner

14*10" max x 13*1" (4.54m max x 4.00m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated oven, an electric hob, a stainless steel sink and a half with a drainer, space for a fridge-freezer, space for a dining table, tiled flooring, partially tiled walls, two electric radiators, recessed spotlights and UPVC double French doors providing access out to the garden.

Utility Room

10*0" x 5*3" (3.07m x 1.61m)

The utility room has fitted wall units, a fitted worktop, space and plumbing for a washing machine and tumble dryer, recessed spotlights and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

10*7" x 6*9" (3.25m x 2.07m)

The landing has carpeted flooring, a built-in cupboard, recessed spotlights and provides access to the first and second floor accommodation.

Bedroom Two

13*1" x 11*11" (4.00m x 3.64m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an electric radiator and recessed spotlights.

Bedroom Three

8*9" max x 7*1" (2.68m max x 2.17m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a wall-mounted electric heater.

Bathroom

7*10" x 5*7" (2.40m x 1.72m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, an electric shaving point, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

14*4" x 13*1" (4.37m x 4.00m)

The main bedroom has a velux window to the rear elevation, carpeted flooring, a radiator, eaves storage and recessed spotlights.

OUTSIDE

Front

To the front is on street parking for permit holders.

Rear

To the rear is a private garden with a paved patio, an outdoor tap, courtesy lighting and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

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.

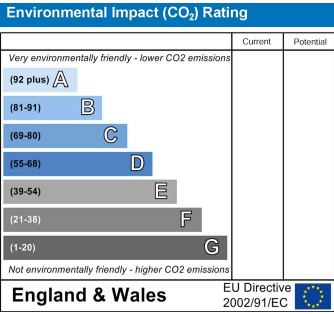
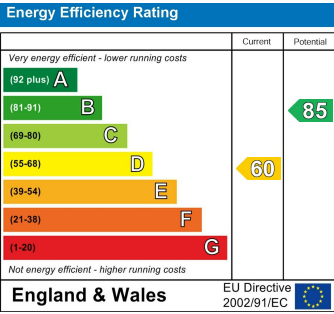
The vendor has advised the following:

Property Tenure is Freehold

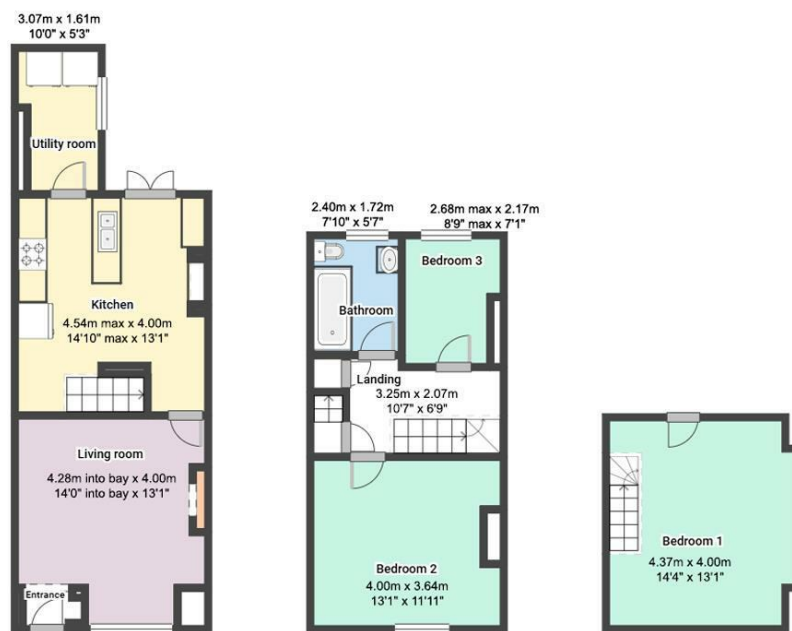
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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