

# HoldenCopley

PREPARE TO BE MOVED

Norman Street, Netherfield, Nottinghamshire NG4 2JD

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Guide Price £150,000 - £160,000



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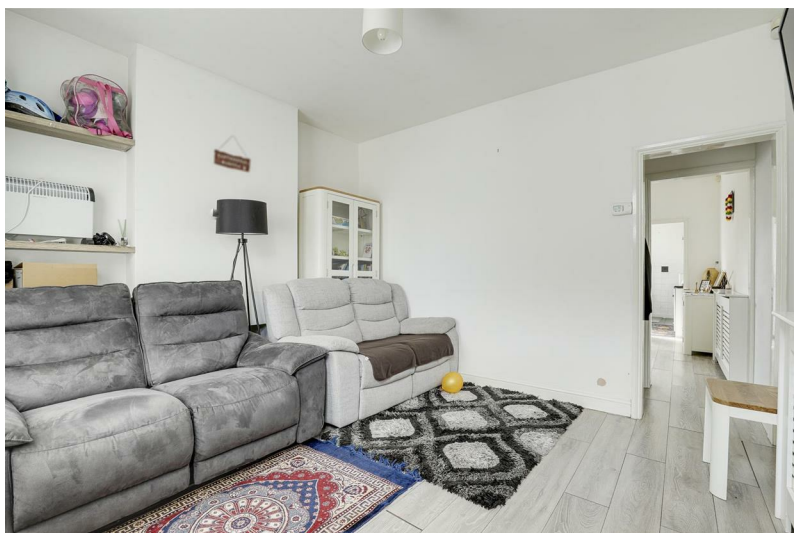


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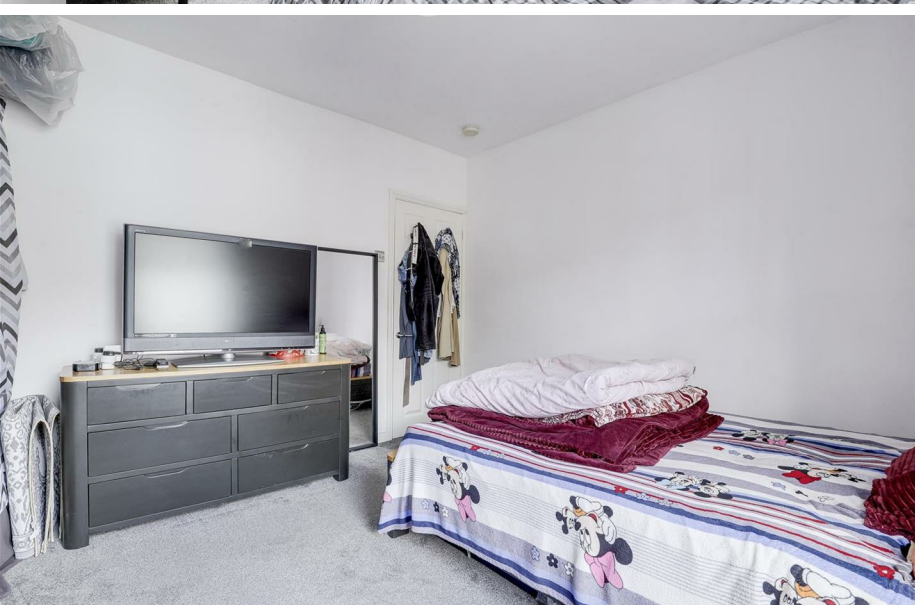
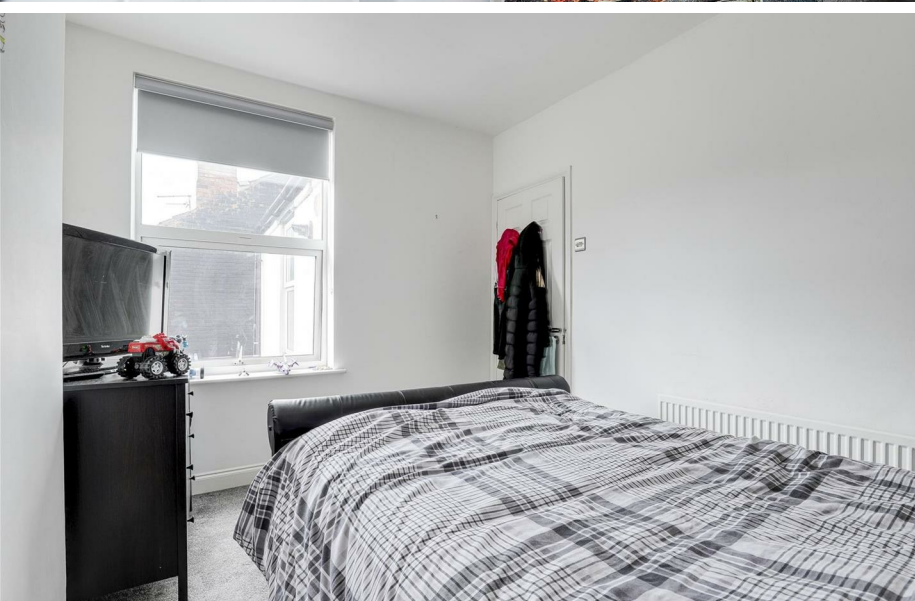
IDEAL FOR A RANGE OF BUYERS...

This well-presented semi-detached home offers deceptively spacious accommodation and would make an ideal purchase for a first-time buyer looking to take their first step onto the property ladder or an investor seeking a move-in-ready rental opportunity. Situated in a well-connected location, the property is within close proximity to a range of local amenities, excellent transport links, and great schools. To the ground floor, the accommodation comprises a living room, a separate dining room perfect for entertaining, and a modern fitted kitchen. The first floor hosts two generously sized double bedrooms, a four-piece bathroom suite, and access into the loft for additional storage. The property also benefits from recent upgrades including new carpets to the first floor, a new fuse box, and a PIV unit air filtration system for improved air quality. The property is EIC compliant, with a valid Electrical Installation Condition Report (EICR) confirming that the electrical system meets current safety standards—ideal for landlords looking for a compliant and tenant-ready investment. Externally, there is on-street parking to the front, while to the rear is a private, low-maintenance courtyard-style garden with a paved patio.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Well Appointed Fitted Kitchen
- Two Spacious Reception Rooms
- Four Piece Bathroom Suite
- Low Maintenance Courtyard Style Garden
- PIV Unit Air Filtration System
- Well-Connected Location
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Living Room

12'0" x 11'5" (3.66m x 3.49m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a recessed chimney breast alcove and a single UPVC door providing access into the accommodation.

Dining Room

11'0" x 12'0" (3.36m x 3.68m)

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

Kitchen

11'5" x 6'3" (3.49m x 1.92m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine and dishwasher, space for an under the counter fridge and freezer, tiled flooring, a radiator, partially tiled walls, UPVC double-glazed windows to the side elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

2'5" x 13'11" (0.76m x 4.26m)

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

Master Bedroom

11'5" x 11'4" (3.49m x 3.47m)

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

Bedroom Two

8'11" x 10'11" (2.74m x 3.34m)

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

Bathroom

6'4" x 11'6" (1.95m x 3.52m)

The bathroom has a low level flush W/C, a vanity style wash basin with a tiled splashback, a fitted panelled bath with a tiled splashback, a fitted shower enclosure with an electric shower and waterproof wall panels, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is on street parking.

Rear

To the rear is a private paved patio courtyard style garden with courtesy lighting, decorative stones and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas - Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 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

Medium risk of flooding

Non-Standard Construction - No

Any Legal Restrictions –

Other Material Issues –

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.

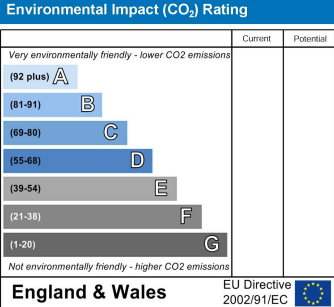
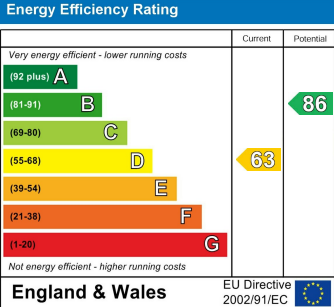
The vendor has advised the following:

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.

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.





# Norman Street, Netherfield, Nottinghamshire NG4 2JD

**HoldenCopley**  
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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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