

HoldenCopley

PREPARE TO BE MOVED

Selborne Gardens, St Anns, Nottinghamshire NG3 2GR

Guide Price £200,000 - £210,000

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NO UPWARD CHAIN...

This two-bedroom end-terraced house represents a fantastic opportunity for first-time buyers or investors. The property enjoys spacious and well-proportioned interiors, combined with a convenient location just a short distance from Nottingham City Centre, with its wide range of shops, restaurants, and excellent transport connections. The ground floor opens into a welcoming entrance hall, leading to a fitted kitchen with ample storage and workspace, perfect for cooking and entertaining. A handy W/C is also situated on this level for convenience, and the generous living room provides plenty of space for relaxing or hosting guests. Upstairs, there are two comfortable double bedrooms, each benefiting from built-in storage cupboards, ensuring practicality and organisation. A modern three-piece bathroom completes the first floor, thoughtfully designed for both style and functionality. Outside, the property features a driveway at the front, offering off-road parking, and a south-facing garden at the rear, providing a bright and peaceful outdoor space for gardening, entertaining, or simply enjoying the sunshine.

MUST BE VIEWED





- End Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, and a composite door providing access into the accommodation,

Kitchen

12'3" x 9'10" (max) (3.74m x 3.00m (max))

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, gas ring hob and extractor fan, space and plumbing for a washing machine, a radiator, recessed spotlights, wood-effect flooring, and a UPVC double glazed window to the rear elevation.

W/C

4'9" x 2'10" (1.47m x 0.88m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Living Room

13'0" x 11'9" (max) (3.98m x 3.59m (max))

The living room has carpeted flooring, a TV point, space for a dining table, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

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

Bedroom One

13'0" x 10'6" (max) (3.98m x 3.22m (max))

The first bedroom has a UPC double glazed window to the front elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bedroom Two

13'1" x 8'1" (max) (3.99m x 2.47m (max))

The second bedroom has a UPC double glazed window to the rear elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bathroom

6'7" x 6'4" (max) (2.01m x 1.95m (max))

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, and gated access to the rear garden

Rear

To the rear of the property is a private south-facing garden with a patio area, steps leading down to a lawn with a patio pathway, fence panelled boundaries, 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 220Mbps

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 - 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.

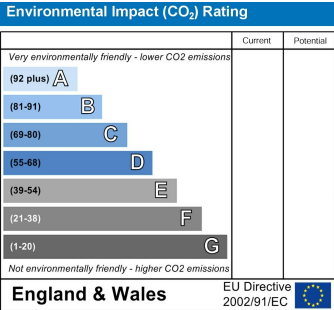
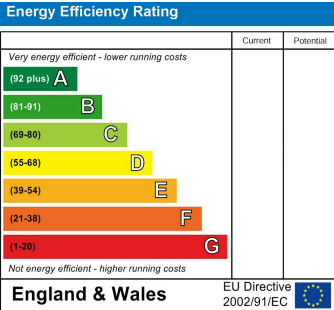
The vendor has advised the following:

Property Tenure is Freehold

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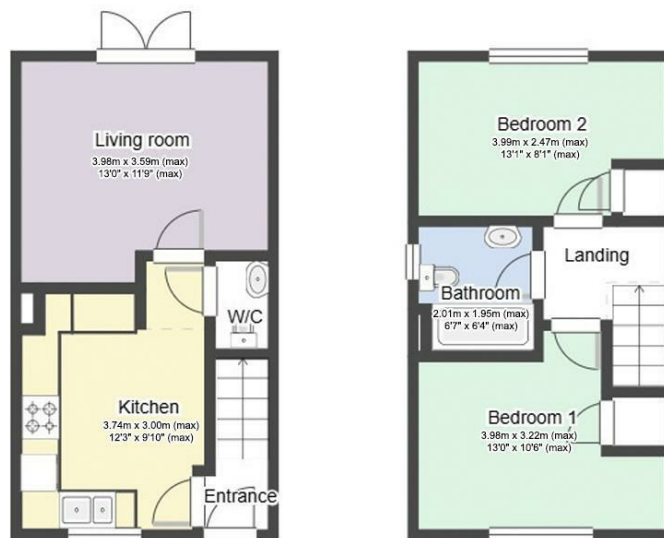
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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