

# HoldenCopley

PREPARE TO BE MOVED

Corsham Gardens, Thorneywood, Nottingham NG3 6LZ

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**Guide Price £150,000 - £185,000**

GUIDE PRICE £150,000 - £170,000

NO UPWARD CHAIN...

Presenting this impeccably maintained two-bedroom terraced house, with the added benefit of no upward chain. Nestled in a popular location, this residence offers a perfect blend of convenience and comfort, just moments away from an array of shops, eateries, schools, and excellent commuting links to Nottingham City Centre. As you step inside, you are greeted by a charming reception room, this inviting space sets the tone for the entire home and provides a perfect setting for relaxation or entertaining guests. Flowing seamlessly from the reception room is a modern kitchen, thoughtfully designed to cater to your culinary needs. Venturing to the upper level, the property reveals two double bedrooms. The stylishly appointed bathroom adds a touch of luxury to daily living, providing a space for relaxation. Externally, the front of the property features a driveway and access to a garage, ensuring convenient parking solutions. To the rear, the garden is a true oasis with three seating areas, offering the perfect spots to enjoy the outdoors.

MUST BE VIEWED



- Terraced House
- Two Bedrooms
- Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed

## GROUND FLOOR

### Entrance Hall

2'9" x 3'6" (0.86m x 1.08m)

The entrance hall has carpeted flooring, an electric heater and a single UPVC door providing access into the accommodation,

### Living Room

12'4" (max) x 12'11" (3.77m (max) x 3.95m)

The living room has carpeted flooring, a feature panelled wall, a decorative mantelpiece with a fireplace, coving to the ceiling and a UPVC double-glazed bow window to the front elevation.

### Kitchen

7'6" x 12'4" (2.29m x 3.77m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, a newly fitted integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine and dryer, partially tiled walls, coving to the ceiling, an electric heater, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

## FIRST FLOOR

### Landing

6'3" x 2'11" (1.93m x 0.90m)

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

### Master Bedroom

11'11" x 9'3" (3.65m x 2.83m)

The main bedroom has carpeted flooring, an electric heater, a dado rail, coving to the ceiling, fitted wardrobes, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bedroom Two

8'8" x 5'10" (2.66m x 1.78m)

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

### Bathroom

6'2" x 5'5" (1.90m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with central taps with an electric shower fixture, a heated towel rail, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

The front of the property has a driveway providing off-road parking and access to the garage, a lawn and a hedged border.

### Rear

The rear of the property has an enclosed garden with two decked areas, a paved patio area and fence panelling.

## 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:

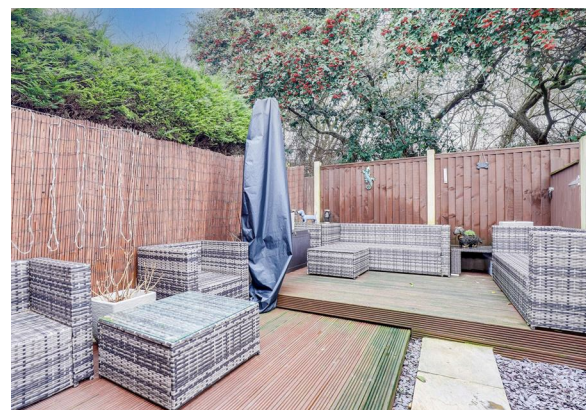
Property Tenure is Freehold - Garage is Leasehold with 60 Years left on the lease - with no charges.

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.

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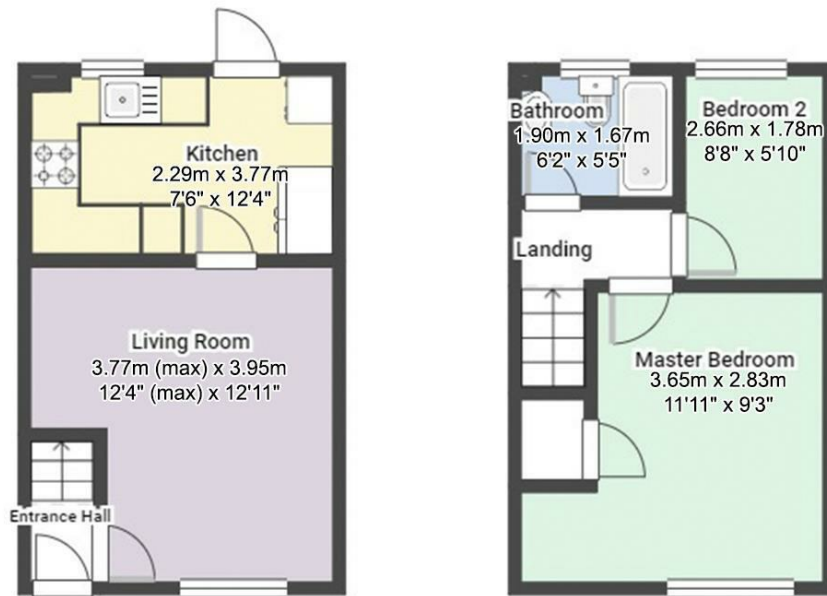
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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