

HoldenCopley

PREPARE TO BE MOVED

Wellington Street, St Ann's, Nottinghamshire NG3 1DX

Guide Price £160,000

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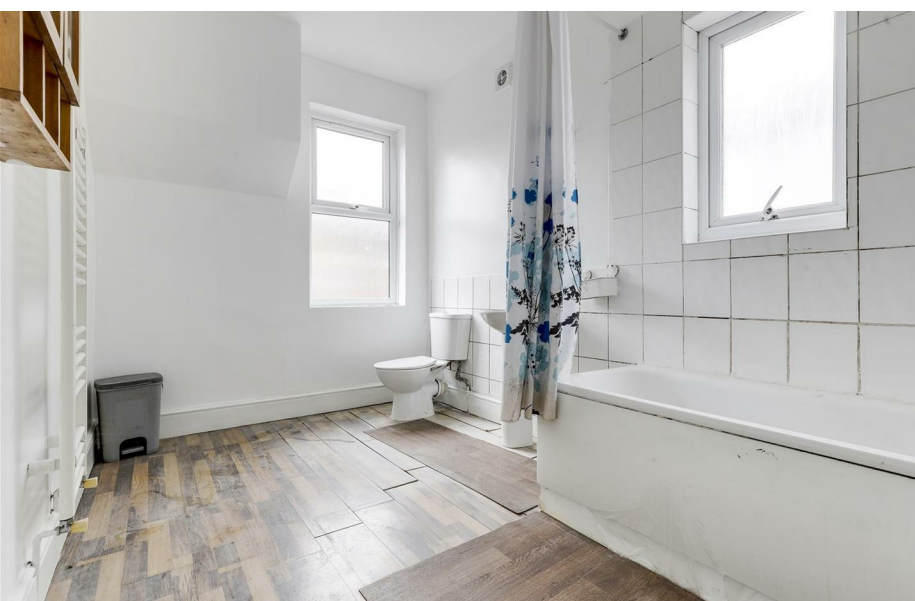
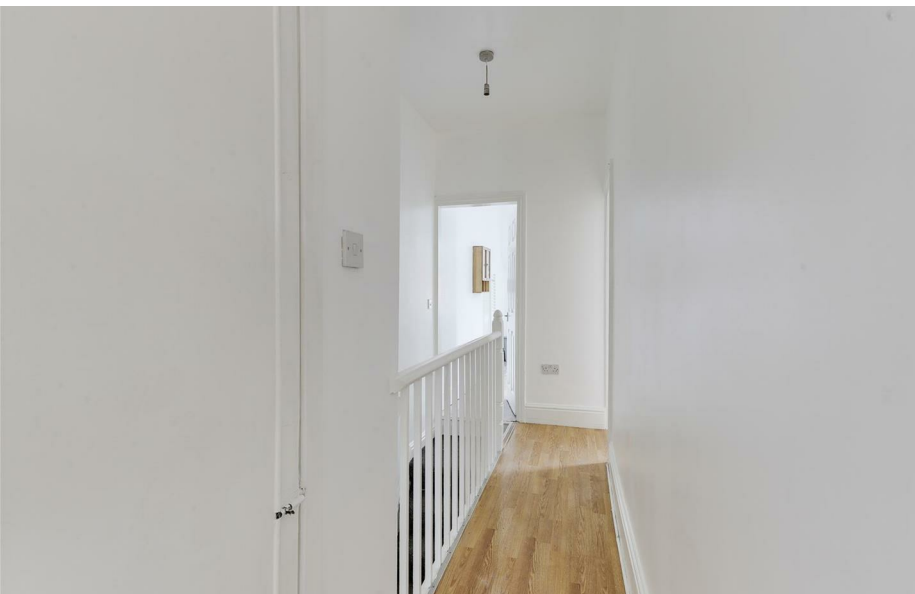
GUIDE PRICE: £160,000 - £180,000

NO UPWARD CHAIN...

This two-bedroom terraced house is situated in a convenient spot just a short walk from the City Centre, making it an appealing option for a wide range of buyers. Whether you're stepping onto the property ladder for the first time or looking for a dependable investment, this home offers plenty to like. It's being sold with no upward chain and has been well maintained throughout, so it's ready to move into without any immediate work needed. Inside, the ground floor features an entrance hall that leads to two comfortable reception rooms, perfect for relaxing or entertaining. The fitted kitchen provides a practical space for cooking and meal preparation. Upstairs, there are two generously sized bedrooms, both offering a good amount of natural light, along with a three-piece bathroom suite that serves the property. Outside, parking is available via on-street permit spaces at the front of the house, while the rear benefits from a low-maintenance courtyard. This outdoor area includes two sturdy brick-built outhouses, ideal for storage or a workshop space. Overall, the location and layout of this property combine convenience with practicality, close to a variety of local amenities, strong transport links, several schools, Nottingham Trent University, the University of Nottingham, and the Queen's Medical Centre.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Enclosed Rear Yard
- Great Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'0" x 2'11" (4.27 x 0.89)

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, and a single door proving access into the accommodation.

Living Room

11'7" x 10'10" (3.55 x 3.32)

The living room had a UPVC double glazed window to the front elevation, a radiator, a fitted base unit, a TV point, coving to the ceiling, and wood-effect flooring.

Dining Room

12'4" x 12'2" (3.77 x 3.71)

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

Kitchen

12'3" x 7'3" (3.75 x 2.23)

The kitchen has fitted base units with worktops, a stainless steel sink with a mixer tap, an integrated oven, a gas ring hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted, a boiler, a radiator, a tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a single door giving access to the rear garden.

Utility Room

7'1" x 6'6" (2.16 x 1.99)

The utility broom has a UPVC double glazed window to the side elevation, a radiator, and wood-effect flooring.

FIRST FLOOR

Landing

12'7" x 2'5" (3.86 x 0.74)

The landing has wood-effect flooring, and access to the first floor accommodation.

Master Bedroom

15'1" x 10'10" (4.60 x 3.32)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and wood-effect flooring.

Bedroom Two

12'5" x 9'10" (3.79 x 3.02)

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

Bathroom

12'3" x 7'4" (3.75 x 2.26)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, an extractor fan, a heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is direct access onto the kerb.

Rear

To the rear of the property is an enclosed courtyard, a planted border, and a painted brick wall boundary.

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 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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 Leashold

Property Tenure is Leasehold. Term : 999 years from 1 January 2003 Term remaining 981 years.

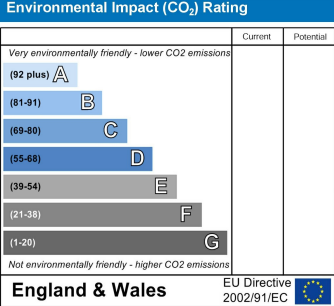
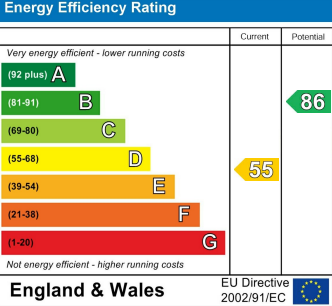
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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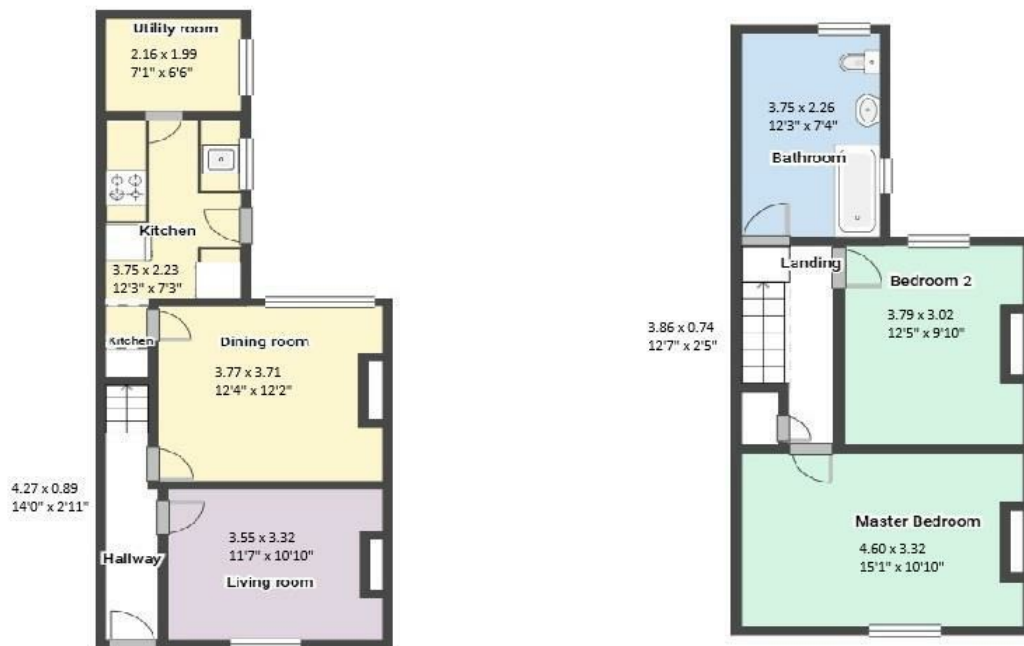
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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