

# HoldenCopley

PREPARE TO BE MOVED

Bradgate Road, Forest Fields, Nottinghamshire NG7 6HJ

---

Guide Price £130,000 - £140,000

Bradgate Road, Forest Fields, Nottinghamshire NG7 6HJ



GUIDE PRICE: £130,000 - £140,000

NO UPWARD CHAIN...

This well-positioned two-bedroom mid-terraced house is offered to the market with no upward chain, making it an ideal choice for first-time buyers ready to step onto the property ladder or investors seeking a straightforward addition to their portfolio. Enjoying a convenient location with excellent transport links close by — including tram stops and easy routes into the City Centre, Universities, and Hospitals. Inside, the ground floor features a comfortable living room, a spacious kitchen diner, a handy utility room, and a ground-floor bathroom. There's also access to a useful cellar, split into two areas, offering plenty of extra storage. Upstairs, you'll find two double bedrooms providing a blank canvas to add your own style. Outside, there's on-street parking to the front and a small enclosed yard to the rear — ideal for a bit of outdoor seating or easy-to-maintain planting. With plenty of local amenities within easy reach and sold with no chain, this property is ready and waiting for its next chapter.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Good-Sized Living Room
- Fitted Kitchen Diner
- Separate Utility
- Ground Floor Bathroom Suite
- Cellar Split Into Two
- No Upward Chain
- Sold As Seen
- Convenient Location





## GROUND FLOOR

### Living Room

11'2" x 11'3" (3.41m x 3.44m)

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

### Kitchen Diner

12'2" x 11'1" (3.73m x 3.40m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker and various other appliances, tiled splashback, an extractor fan, wood-effect flooring, a radiator, coving to the ceiling, access to the cellar, and a UPVC double-glazed window to the rear elevation.

### Utility Room

5'10" x 7'8" (1.80m x 2.35m)

The utility room has a UPVC double-glazed window to the side elevation, wood-effect flooring, a wall-mounted boiler, and a single UPVC door providing access to the garden.

### Bathroom

5'10" x 8'0" (1.79m x 2.46m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, wood-effect flooring, and a UPVC double-glazed obscure window to the side elevation.

## BASEMENT LEVEL

### Cellar Two

11'4" x 5'1" (3.47m x 1.55m)

### Cellar One

11'4" x 5'9" (3.46m x 1.76m)

## FIRST FLOOR

### Landing

2'7" x 2'9" (0.80m x 0.86m)

The landing has carpeted flooring, grab handles, and provides access to the first floor accommodation.

### Master Bedroom

11'3" x 11'2" (3.44m x 3.42m)

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

### Bedroom Two

12'3" x 11'2" (3.75m x 3.41m)

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

## OUTSIDE

### Front

To the front of the property is on-street parking.

### Rear

To the rear is an enclosed yard with mature planting and fence panelling.

## ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - 3G / 4G / 5G

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk Area - Very low risk

## DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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.

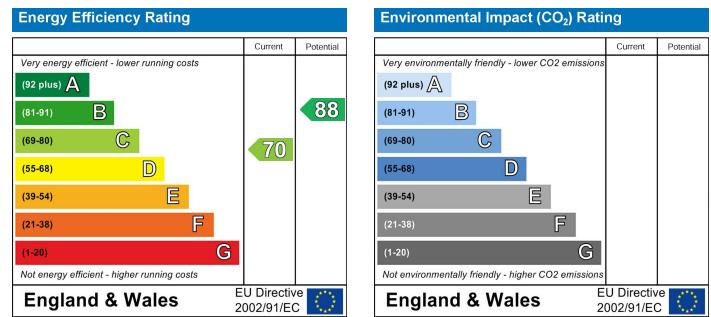
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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.



**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8969 800**  
26 High Street, Arnold, Nottinghamshire, NG5 7DZ  
[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.