

HoldenCopley

PREPARE TO BE MOVED

Thorneywood Rise, Thorneywood, Nottinghamshire NG3 2PE

Guide Price £150,000 - £180,000

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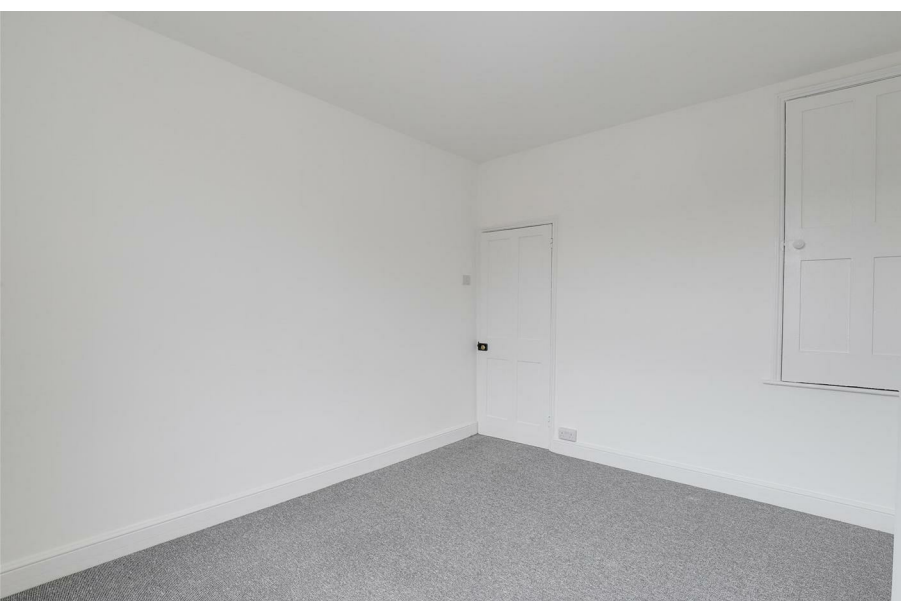
GUIDE PRICE £150,000 - £160,000

NO UPWARD CHAIN...

This three-storey mid-terrace house is situated in a convenient location close to a range of local amenities, excellent transport links, and highly regarded schools – making it an ideal purchase for first-time buyers or investors. To the ground floor, the property comprises a bay-fronted living room, a dining room, and a fitted kitchen, with access to the cellar providing additional storage space. The first floor features a generous double bedroom and a spacious three-piece bathroom suite, while the second floor hosts a further double bedroom. Outside, to the front of the property is a small courtyard with on-street parking available. To the rear is a low-maintenance garden complete with a patio area, a gravelled section, and fence-panelled boundaries for privacy.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Spacious Three-Piece Bathroom Suite
- Enclosed Rear Yard
- Popular Location
- Must Be Viewed





GROUND FLOOR

Living Room

11'10" x 10'5" (3.63m x 3.20m)

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

Dining Room

15'1" x 7'2" (4.60m x 2.20m)

The dining room has wood-effect flooring, carpeted stairs, a radiator, a UPVC double glazed window to the rear elevation, and access into the kitchen and cellar.

Kitchen

15'1" x 6'7" (4.60m x 2.01m)

The kitchen has fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, vinyl flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

BASEMENT

Cellar

17'4" x 10'5" (5.30m x 3.20m)

The cellar has lighting, and ample storage.

FIRST FLOOR

Landing

6'7" x 10'5" (2.01m x 3.20m)

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

Bedroom One

12'0" x 10'5" (3.67m x 3.20m)

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

Bathroom

10'5" x 9'1" (3.20m x 2.79m)

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 wall-mounted shower fixture and shower screen, a radiator, an in-built cupboard, a fitted base unit, tiled splashback, and wood-effect flooring.

SECOND FLOOR

Bedroom Two

10'5" x 11'11" (3.20m x 3.65m)

The second bedroom has a Velux window, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and on-street parking.

Rear

To the rear of the property is a low-maintenance garden with a patio area, a gravelled area, and a fence panelled 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 & 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.

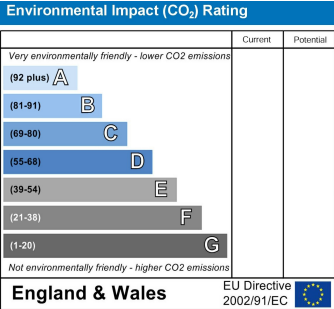
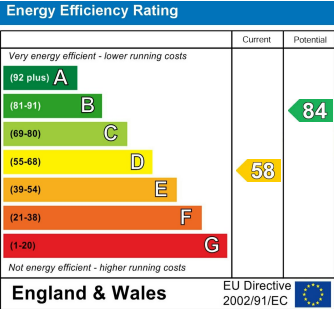
The vendor has advised the following:

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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