

# HoldenCopley

PREPARE TO BE MOVED

Loscoe Road, Carrington, Nottinghamshire NG5 2AW

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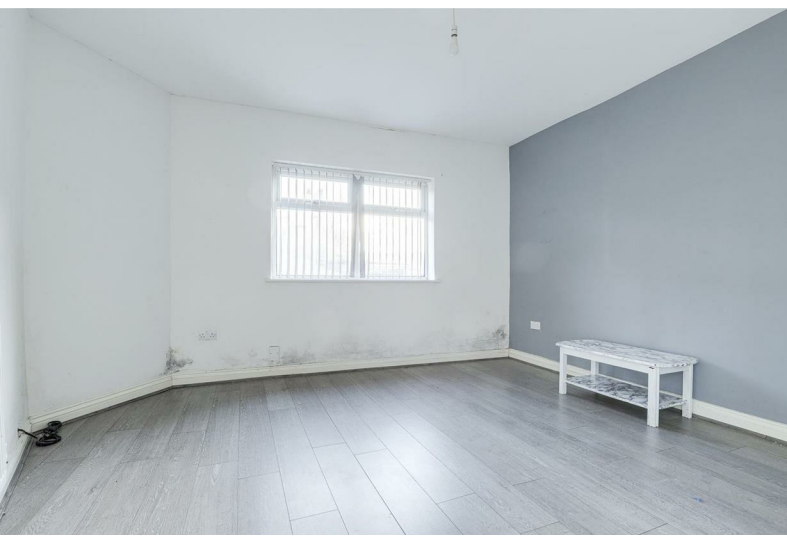
Guide Price £170,000 - £190,000

GUIDE PRICE £170,000- £180,000

NO UPWARD CHAIN...

This three-bedroom end-terrace home is offered to the market with no upward chain and sits in a convenient location close to local shops and excellent transport links, making it a great option for anyone looking for easy access to everyday amenities. The ground floor features an entrance hall leading into a living room, a separate dining room that's ideal for family meals or entertaining and a modern kitchen with good storage and worktop space. The first floor offers two well-proportioned bedrooms and a three-piece bathroom suite, while the top floor hosts an additional bedroom that could also work well as a home office or guest room. Outside, there is access to on-street parking, and the rear courtyard-style garden provides a low-maintenance outdoor area that's ideal for enjoying the outdoors.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Courtyard Style Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

**Entrance Hall**  
The entrance hall has laminate wood-effect flooring and a single UPVC door providing access into the accommodation.

**Living Room**  
11'9" x 13'9" (3.59m x 4.20m)  
The living room has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

**Dining Room**  
12'5" x 12'10" (3.80m x 3.92m)  
The dining room has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard and a UPVC double-glazed window to the side elevation.

**Kitchen**  
11'8" x 9'8" (3.57m x 2.97m)  
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a mixer tap, an integrated oven, a hob and extractor hood, partially tiled walls, a radiator, tiled flooring, a UPVC double-glazed window to the side elevation and a single-glazed window to the rear elevation and a single door providing access to the rear garden.

**FIRST FLOOR**  
**Landing**  
12'11" x 14'9" (3.96m x 4.52m)  
The landing has carpeted flooring, a radiator, two windows to the side elevation and access to the first floor accommodation.

**Master Bedroom**  
11'10" x 13'5" (3.62m x 4.10m)  
The main bedroom has carpeted flooring, a radiator and two single-glazed windows to the front and side elevations.

**Bedroom Three**  
8'7" x 9'4" (2.62m x 2.85m)  
The bedroom has laminate wood-effect flooring, a radiator and a single-glazed window to the side elevation.

**Bathroom**  
6'5" x 9'11" (1.97m x 3.04m)  
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, partially tiled walls, a radiator, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

**SECOND FLOOR**  
**Bedroom Two**  
14'0" x 13'7" (4.29m x 4.15m)  
The second bedroom has laminate wood-effect flooring, a radiator and a single-glazed window to the side elevation.

**OUTSIDE**  
**Front**  
To the front of the property is access to on-street parking.

**Rear**  
To the rear is an enclosed courtyard style garden.

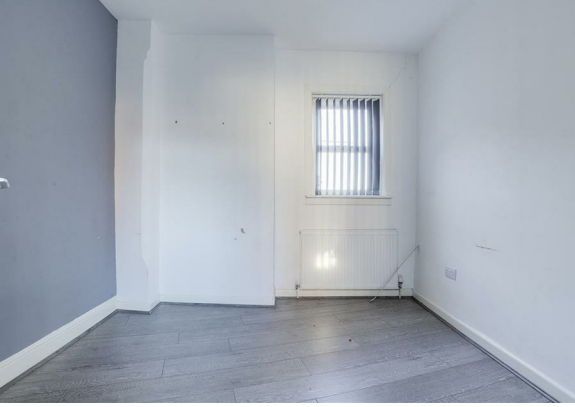
**ADDITIONAL INFORMATION**  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach, Virgin Media  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps  
Phone Signal – Good coverage of Voice, 4G & 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 B  
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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**This floorplan is for illustrative purposes only.**

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