

# HoldenCopley

PREPARE TO BE MOVED

Plowright Street, Nottingham, Nottinghamshire NG3 4JX

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Asking Price £160,000

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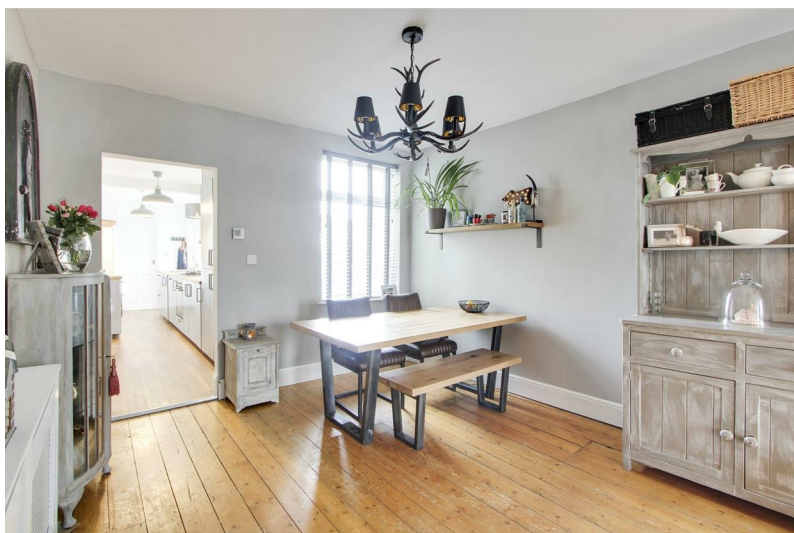


BEAUTIFULLY PRESENTED...

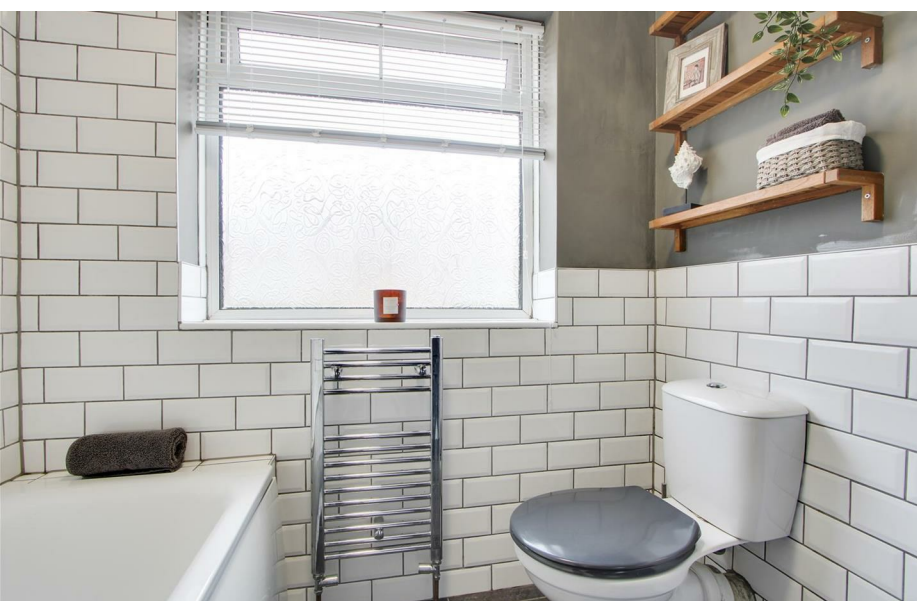
This two bedroom Victorian terraced house would be the perfect purchase for any first time buyers or investors alike as it is presented to a high standard and boasts plenty of character throughout.

This property is situated in a convenient location within proximity to various local amenities, schools and easy reach to Nottingham City Centre, hosting a range of shops, eateries and excellent transport links. To the ground floor is a porch, an open plan living/dining room, a modern kitchen, a downstairs bathroom suite and a cellar to the bottom of the property. The first floor comprises two good sized bedrooms, with the master benefitting from an en-suite. Outside to the front of the property is access to on street parking and to the rear is a private enclosed garden.

MUST BE VIEWED







- Victorian Terraced House
- Two Bedrooms
- Open Plan Living Dining Room
- Modern Kitchen
- Downstairs Bathroom Suite
- En-Suite
- Private Enclosed Garden
- Plenty Of Character
- Close To Local Amenities
- Must Be Viewed











## GROUND FLOOR

### Porch

5'6" x 3'7" (1.7 x 1.1)

The porch has vinyl flooring and provides access into the accommodation

### Living Room

11'9" x 11'9" (3.6 x 3.6)

The living room has exposed wood flooring, a wall mounted radiator, a TV point, an electric fan heater with a decorative surround, a UPVC double glazed window to the front elevation and is open plan to the living room

### Dining Room

16'8" x 11'9" (5.1 x 3.6)

The dining room has exposed wood flooring, a wall mounted radiator, a modern spiral staircase, a UPVC double glazed window to the rear elevation and is open plan to the living room

### Kitchen

5'10" x 20'8" (1.8 x 6.3)

The kitchen has karndeian luxury vinyl tiles, a wall mounted radiator, a range of fitted wall and base units with wood effect worktops, a double stainless steel sink with mixer taps, tiled splashback, an integrated oven with a gas hob and extractor hood, an integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer and two UPVC double glazed windows and a single to door to the rear elevation

### Bathroom

6'6" x 7'2" (2.0 x 2.2)

The bathroom has tiled flooring, partially tiled walls, a chrome heated towel rail, a low level flush W/C, a vanity wash basin with storage, a panelled bath with a wall mounted electric shower, an extractor fan and a UPVC double glazed obscure window to the rear elevation

## FIRST FLOOR

### Landing

11'9" x 4'7" (3.6 x 1.4)

The landing has carpeted flooring, a loft hatch and access to the first floor accommodation

### Master Bedroom

11'11" x 10'5" (3.4 x 3.2)

The main bedroom has carpeted flooring, a feature fireplace with a decorative surround and a UPV double glazed window to the rear elevation

### En-Suite

9'2" x 6'6" (2.8 x 2.0)

The en-suite has Kardeian luxury vinyl tiles, partially tiled walls, a heated anthracite towel rail, a double wash basin with storage, an electric heated mirror, a low level flush W/C, a shower enclosure with a wall mounted rainfall shower, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the rear elevation

### Bedroom Two

11'9" x 11'9" (3.6 x 3.6)

The second bedroom has exposed floorboards, a wall mounted radiator and a UPVC double glazed window to the front elevation

## OUTSIDE

### Front

Outside to the front of the property is access to on street parking

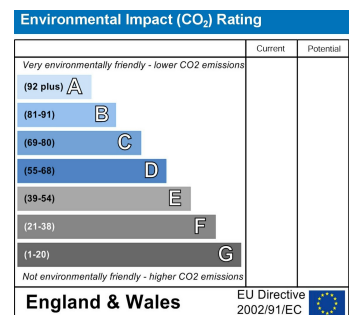
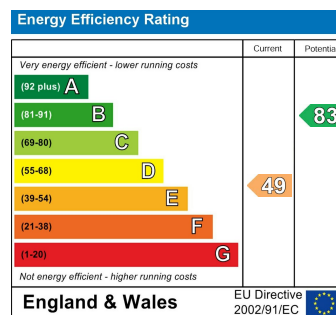
### Rear

To the rear of the property is a private enclosed garden with steps leading down to a gravelled area, a decked patio area with electric lighting, panelled fencing and a range of plants and shrubs

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# Plowright Street, Nottingham, Nottinghamshire NG3 4JX



Approx. Gross Internal Area of the Ground floor:  
**552.73 Sq Ft - 51.35 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**931.83 Sq Ft - 86.57 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**379.1 Sq Ft - 35.22 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**931.83 Sq Ft - 86.57 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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