

# HoldenCopley

PREPARE TO BE MOVED

Burford Road, Forest Fields, Nottinghamshire NG7 6BD

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Guide Price £300,000 - £325,000

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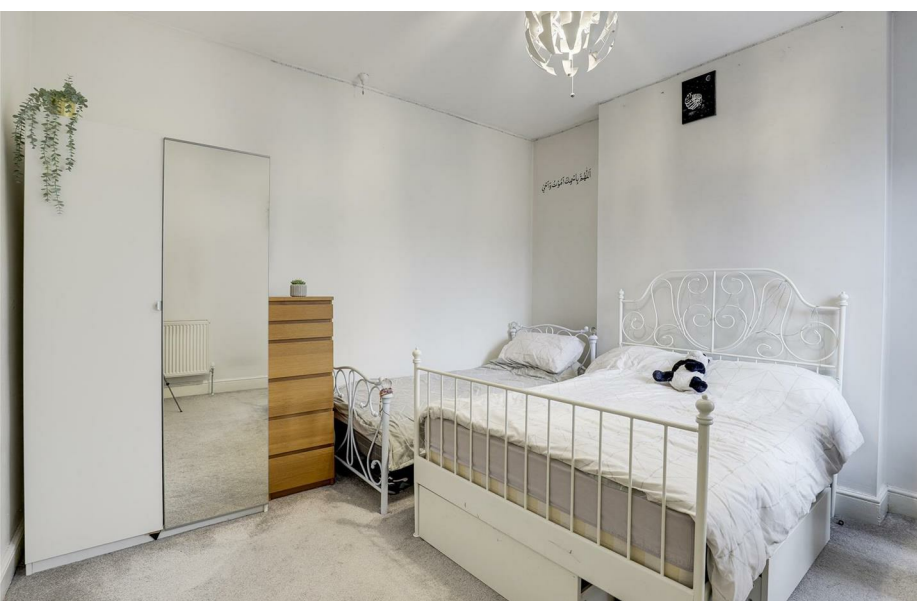
GUIDE PRICE £300,000 - £325,000...

RENOVATED TO A HIGH STANDARD THROUGHOUT...

We are pleased to present to the market this three-storey semi-detached house which has been recently renovated to a high standard throughout including a brand new Wren style kitchen, a newly fitted bathroom, a new combination boiler, new radiators fitted throughout, new guttering and fascia's to the front and rear elevation and much more! Situated in a convenient location, this property is just a short walk to regular transport links including tram stops, various local amenities, shops and easy access into the City Centre. To the ground floor is a porch, an entrance hall, a bay fronted living room, a dining room, and a modern fitted kitchen with space for a dining table. To the basement level is a renovated cellar which is split into three parts. The first floor carries two double bedrooms serviced by a stylish three-piece bathroom suite with a separate W/C and to the second floor are a further two double bedrooms. To the front of the property is a shared driveway and to the rear is a private enclosed garden with a stone paved area and a shed. The property also benefits from having CCTV to the front and rear elevations.

MUST BE VIEWED





- Semi-Detached House
- Four Great-Sized Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Stylish Three-Piece Bathroom Suite & Separate W/C
- Private Enclosed Garden
- Shared Driveway
- Recently Renovated Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

The porch has tiled flooring, feature coving to the ceiling and a single UPVC door providing access into the accommodation

### Entrance Hall

The entrance hall has white marble tiled flooring, carpeted stairs, a radiator and feature coving to the ceiling

### Living Room

15'9" into bay x 13'9" (4.82m into bay x 4.20m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, feature coving to the ceiling and a UPVC double glazed bay window to the front elevation

### Dining Room

12'5" x 12'4" (3.81m x 3.78m)

The dining room has carpeted flooring, a radiator, feature coving to the ceiling and a UPVC double glazed window to the rear elevation

### Kitchen

19'11" x 11'8" (6.08m x 3.57m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, space for an American fridge freezer, an integrated dishwasher, space and plumbing for a washing machine and dryer, space for a dining table, marble tiled splashback and flooring, recessed spotlights, two UPVC double glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

## BASEMENT LEVEL

### Cellar

17'7" x 12'7" (5.38m x 3.84m)

The cellar is split into three parts, has tiled flooring, lighting and has been recently renovated

## FIRST FLOOR

### Landing

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

### Bedroom One

18'9" x 16'4" into bay (5.73m x 4.98m into bay)

The main bedroom has carpeted flooring, a radiator, feature coving to the ceiling, a UPVC double glazed bay window and a further double glazed window to the front elevation

### Bedroom Two

12'8" x 12'5" (3.87m x 3.81m)

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

### Bathroom

11'9" x 8'3" (3.59m x 2.53m)

The bathroom has a low level dual flush W/C, a vanity style wash basin with a stainless steel mixer tap, a 'P' shaped panelled bath with central taps and a waterfall style and hand-held shower fixture, a glass shower screen, a wall-mounted LED mirror, a chrome heated towel radiator, marble tiled walls, recessed spotlights, wood-effect vinyl flooring and a UPVC double glazed obscure window to the rear elevation

### W/C

This space has a low level dual flush W/C, a vanity style wash basin with a stainless steel mixer tap, partially tiled walls, tiled flooring and a UPVC double glazed obscure window to the side elevation

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a UPVC double glazed obscure window to the rear elevation and provides access to the loft and second floor accommodation

### Bedroom Three

12'10" x 17'5" (3.93m x 5.31m)

The third bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the front elevation

### Bedroom Four

12'5" x 12'9" (3.81m x 3.90m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a low maintenance brick walled garden, gated access to the rear garden and a shared driveway providing off-road parking

### Rear

To the rear of the property is a private enclosed garden with a stone paved area, courtesy lighting, an outdoor tap, a shed and panelled fencing with a stone wall boundary behind

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

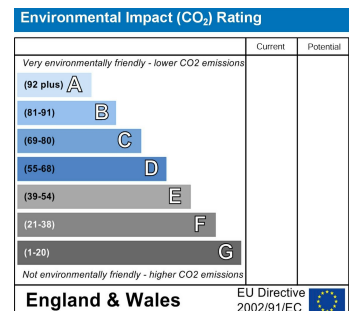
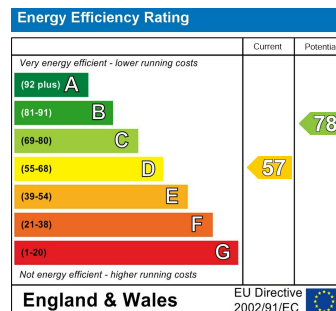
The vendor has advised the following:

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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## 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)

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