

# HoldenCopley

PREPARE TO BE MOVED

Harcourt Road, Forest Fields, Nottinghamshire NG7 6PX

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£165,000

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## NO UPWARD CHAIN...

Welcome to this inviting three-bedroom mid-terraced house, a blend of comfort and convenience spread across three well-appointed floors. With the added advantage of being offered to the market with no upward chain, this residence is a turnkey solution for those eager to make a seamless transition into a new home. Nestled in a strategic location, the property enjoys easy access to local amenities, excellent commuting links, and swift routes into the bustling City Centre. The ground floor graciously accommodates two reception rooms, a galley-style kitchen, and a three-piece bathroom suite. Ascending to the first floor reveals two generously sized double bedrooms, while the second floor boasts an additional double bedroom, providing versatile living arrangements. Outside, a garden passage at the rear adds a touch of greenery, and the front offers the convenience of off-road parking, enhancing the overall allure of this well-located and thoughtfully designed residence.

MUST BE VIEWED





- Mid-Terraced House
- Three Double Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen
- Ground Floor Bathroom
- Perfect For Range Of Buyers
- Close To City Centre
- Three-Storey Accommodation
- No Upward Chain
- Must Be Viewed





## GROUND FLOOR

### Dining Room

11'0" x 11'0" (3.37m x 3.37m)

The dining room has a UPVC double-glazed window to the front elevation, wooden flooring, an exposed brick chimney breast with a recessed alcove, coving to the ceiling, a TV point, a radiator, a single UPVC door providing access into the accommodation.

### Hall

The inner hall has wood-effect flooring, and carpeted stairs.

### Living Room

11'5" x 11'0" (3.50m x 3.36m)

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a decorative wooden mantelpiece, an in-built under-stair cupboard, and a radiator.

### Kitchen

12'6" x 5'4" (3.83m x 1.64m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an under-counter fridge and freezer, space and plumbing for a washing machine, fully tiled walls, wood-effect flooring, a wall-mounted boiler, a radiator, and a UPVC double-glazed window to the side elevation.

### Hall

The rear hall has tiled flooring, and a single UPVC door providing access to the rear garden.

### Bathroom

5'3" x 5'0" (1.62m x 1.54m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, a radiator, tiled flooring, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

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

### Bedroom One

11'1" x 11'0" (3.39m x 3.36m)

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

### Bedroom Two

10'11" x 9'0" (3.33m x 2.76m)

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

## SECOND FLOOR

### Bedroom Three

16'5" x 8'3" (5.01m x 2.52m)

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

## OUTSIDE

To the front of the property is on-street parking. To the rear of the property is an enclosed garden passageway with various shrubs.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All Voice & 4G / Some 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

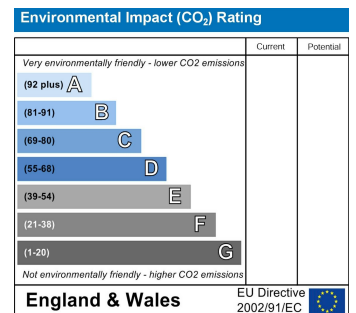
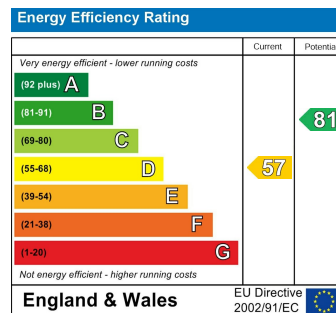
The vendor has advised the following:

Property Tenure is Freehold

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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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