

HoldenCopley

PREPARE TO BE MOVED

Teversal Avenue, Lenton, Nottinghamshire NG7 IPX

Guide Price £220,000

GUIDE PRICE £220,000 - £240,000

NO UPWARD CHAIN...

Situated in a highly sought-after location within close proximity to excellent transport links, Queens Medical Centre, Universities, and Nottingham City Centre, this semi-detached house presents a remarkable opportunity for those seeking space, potential, and convenient living. With three floors offering generous proportions, this property is in need of modernising, allowing the new owner to create their dream home. Upon entering, you are welcomed by an inviting entrance hall, providing a warm and welcoming introduction to the house. The ground floor comprises two reception rooms, perfect for versatile living spaces, along with a good-sized kitchen, offering ample room for culinary adventures. Additionally, there is access to the cellar, providing useful storage or the potential for further development. Moving to the first floor, you will find two well-appointed bedrooms, ensuring comfortable accommodation for family, guests, or the flexibility to convert one into a home office or study. These bedrooms are serviced by a convenient three-piece bathroom suite, accompanied by an additional W/C, catering to the needs of a busy household. Ascending to the second floor, a further room awaits, offering an additional bedroom, study, or perhaps a creative space to suit your personal requirements. The possibilities are endless, allowing you to adapt this area to suit your lifestyle. Outside, the property boasts an enclosed garden to the rear.

MUST BE VIEWED



- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Cellar
- Bathroom With Additional W/C
- UPVC Double-Glazed Windows Throughout
- No Upward Chain
- Popular Location
- Must Be Viewed

GROUND FLOOR

Entrance Hall

21'9" x 3'3" (6.63 x 1.01)

The entrance hall has carpeted flooring, a dado rail, a radiator and a single door providing access into the accommodation

Living Room

14'0" x 12'2" (4.29 x 3.72)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, a radiator and a TV point

Dining Room

12'4" x 10'5" (3.78 x 3.18)

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

Kitchen

16'4" x 10'0" (4.99 x 3.05)

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, space for a cooker, space and plumbing for a washing machine and a separate tumble-dryer, space for a fridge freezer, tiled flooring, tiled walls, a radiator, access to the cellar, UPVC double-glazed windows to the side and rear elevation and a single door to access the garden

BASEMENT LEVEL

Cellar

The cellar is split into two sections

FIRST FLOOR

Landing

The landing has carpeted flooring, a dado rail, a radiator and provides access to the first floor accommodation

Master Bedroom

16'0" x 11'3" (4.90 x 3.44)

The main bedroom has two UPVC double-glazed windows to the front elevation, exposed wooden flooring, an in-built cupboard and a radiator

Bedroom Two

12'5" x 10'5" (3.80 x 3.19)

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

Bathroom

9'11" x 7'5" (3.04 x 2.28)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, an in-built cupboard, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation

W/C

4'4" x 2'11" (1.34 x 0.90)

This space has a low level flush W/C, partially tiled walls and a UPVC double-glazed obscure window to the side elevation

SECOND FLOOR

Bedroom Three

13'5" x 10'11" (4.09 x 3.33)

The third bedroom has a UPVC double-glazed window to the side elevation

OUTSIDE

To the rear of the property is an enclosed low maintenance garden

DISCLAIMER

Agents Disclaimer; Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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.

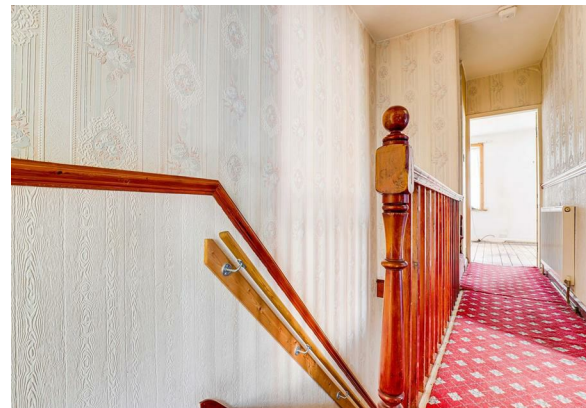
The vendor has advised the following:

Property Tenure is Freehold

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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

www.holdencopley.co.uk

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