

HoldenCopley

PREPARE TO BE MOVED

Stanley Road, Forest Fields, Nottinghamshire NG7 6PL

Guide Price £190,000 - £220,000

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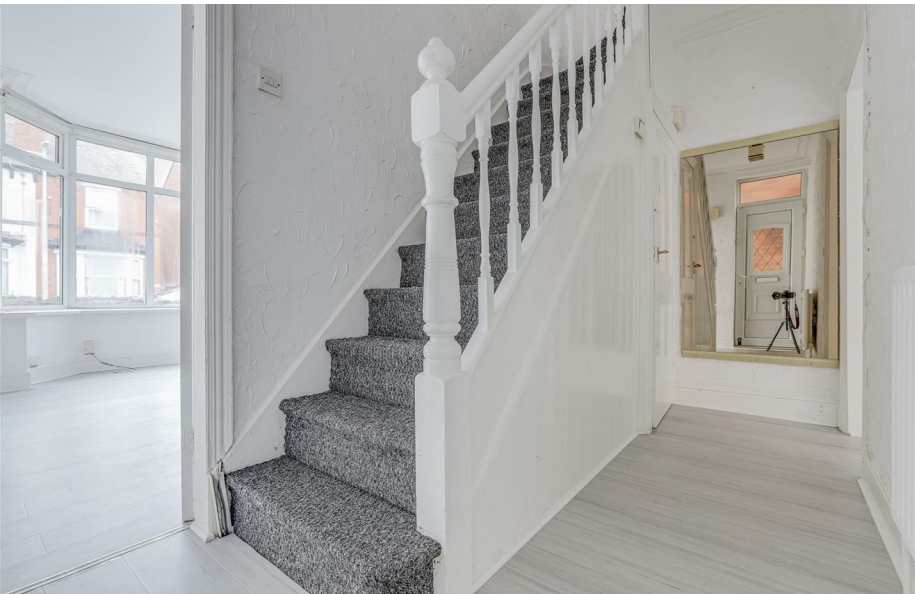
GUIDE PRICE £190,000 - £200,000

NO UPWARD CHAIN...

This three-bedroom semi-detached house offers deceptively spacious accommodation and is well presented throughout, making it perfect for first-time buyers or families ready to move straight in. Situated within close proximity to various local amenities, including shops, excellent transport links and great school catchments, this property is ideally located. The ground floor features an entrance hall, two reception rooms, a fitted kitchen and a newly installed three-piece bathroom suite. The first floor comprises three well-proportioned bedrooms and provides access to a loft for additional storage space. The basement includes a cellar, offering further storage options. The front of the property benefits from on-street parking, while the rear boasts a low-maintenance garden, ideal for outdoor relaxation and entertaining.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- New Three Piece Bathroom Suite
- Cellar
- Low Maintenance Rear Garden
- New Roof
- New Flooring Throughout
- Must Be Viewed





BASEMENT

Cellar

14'3" x 12'4" (max) (4.36m x 3.76m (max))

The cellar has lighting and ample storage space.

GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, a radiator, a wall-mounted light fixture and a single UPVC door providing access into the accommodation.

Living Room

13'9" x 12'10" (max) (4.21m x 3.92m (max))

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a radiator and coving.

Dining Room

12'8" x 12'11" (max) (3.87m x 3.94m (max))

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

Kitchen

12'4" x 7'10" (max) (3.78m x 2.41m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed window to the side elevation.

Back Entry

4'11" x 2'8" (1.52m x 0.82m)

The back entry has tiled flooring, a built-in cupboard and a single UPVC door providing access out to the garden.

Bathroom

7'7" x 6'7" (2.33m x 2.03m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed hand held shower, tiled flooring, waterproof panels, a wall-mounted boiler, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

18'2" x 12'2" (max) (5.55m x 3.72m (max))

The landing has laminate flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the loft and provides access to the first floor accommodation.

Master Bedroom

12'4" x 11'3" (max) (3.76m x 3.45m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring and a radiator.

Bedroom Two

11'10" x 9'3" (max) (3.62m x 2.83m (max))

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

Bedroom Three

11'4" x 7'5" (max) (3.46m x 2.28m (max))

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

OUTSIDE

Front

To the front of the property is the availability for on street parking.

Rear

To the rear of the property is a low maintenance concrete garden with a brick wall boundary.

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 - Superfast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

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.

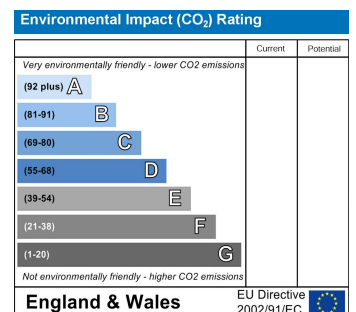
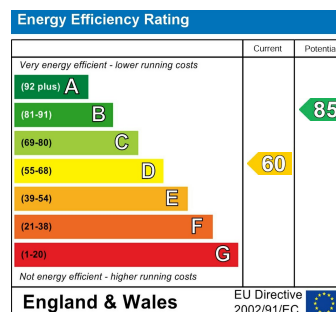
The vendor has advised the following:

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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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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