

HoldenCopley

PREPARE TO BE MOVED

Burns Street, Nottingham, Nottinghamshire NG7 4DT

£400,000

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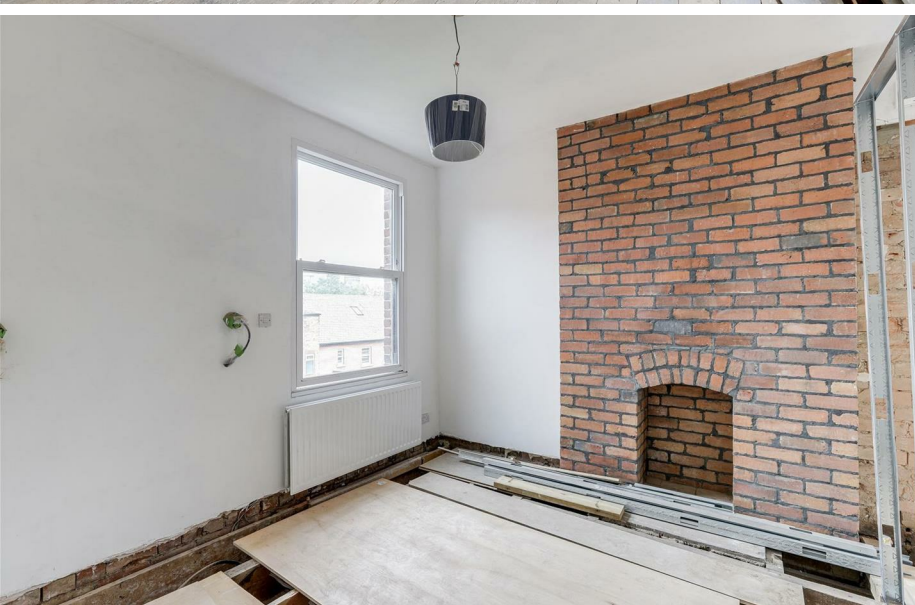
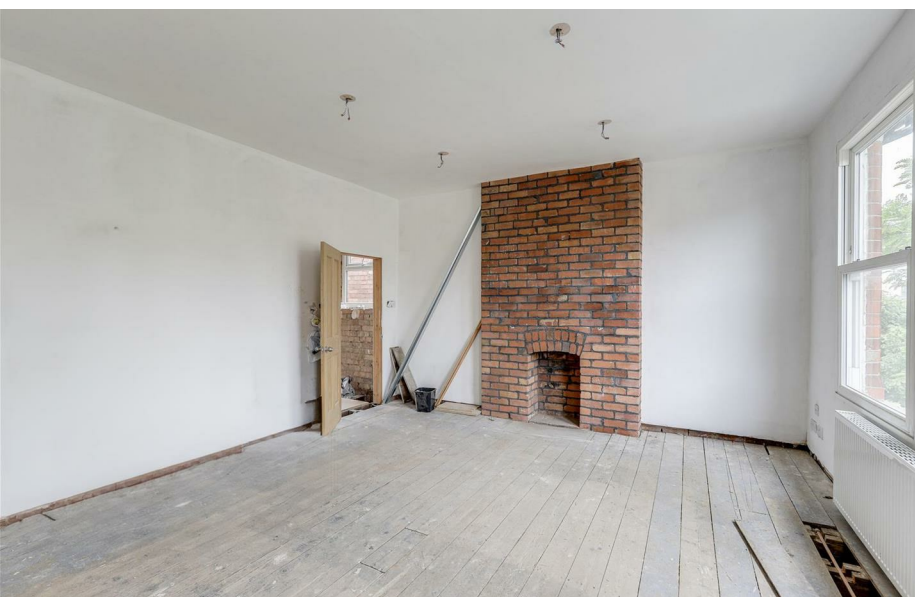


LOCATION LOCATION LOCATION...

This five-bedroom semi-detached house offers spacious accommodation and presents an outstanding renovation opportunity for various buyers, such as investors seeking a profitable venture or growing families eager to transform it into their dream home. This property is situated just a stone's throw away from Nottingham city centre. With its prime location near shops, restaurants and excellent transport links, this property is an ideal investment to maximize returns in a high-demand area. The house features a cellar in the basement, providing additional storage space. The ground floor comprises an entrance hall, two reception rooms, a kitchen and a utility room. The first floor offers two double bedrooms and a bathroom, while the second floor includes three double bedrooms, two of which have en-suites. A garage is located at the front of the property and the rear features a private, low-maintenance, south-facing garden. With its generous living space and desirable location this offers potential for substantial returns, appealing to investors looking for a valuable addition to their portfolio.

MUST BE VIEWED





- Semi Detached House
- Five Bedrooms
- Two Reception Rooms
- Kitchen Space & Utility Room
- Newly Fitted En-Suite
- Low Maintenance Rear Garden
- Garage
- Original Features Throughout
- Excellent Investment Opportunity
- No Upward Chain





BASEMENT

Cellar

24'4" x 18'6" (max) (7.43m x 5.66m (max))

The cellar has three radiators, lighting and ample storage space.

GROUND FLOOR

Entrance Hall

24'6" x 5'11" (max) (7.47m x 1.82m (max))

The entrance hall has tiled flooring, coving and a single composite door providing access into the accommodation.

Living Room

16'4" x 13'11" (max) (5.00m x 4.25m (max))

The living room has two windows to the front and one to the side elevation, carpeted flooring and coving.

Dining Room

14'11" x 12'0" (max) (4.56m x 3.67m (max))

The dining room has a window to the rear elevation, carpeted flooring and coving.

Kitchen

11'9" x 11'1" (max) (3.60m x 3.40m (max))

The kitchen has tiled flooring, a stainless steel sink with a swan neck mixer tap and a window to the side elevation.

Utility Room

7'9" x 7'5" (max) (2.37m x 2.28m (max))

The utility room has tiled flooring, a built-in cupboard and a window to the rear elevation.

FIRST FLOOR

Landing

15'0" x 5'11" (max) (4.58m x 1.81m (max))

The landing has coving and provides access to the first floor accommodation.

Bedroom Two

18'6" x 16'5" (max) (5.64m x 5.02m (max))

The second bedroom has three windows to the front elevation, carpeted flooring, a radiator, a traditional fireplace with a decorative surround, coving and a ceiling rose.

Bedroom Three

15'0" x 12'0" (max) (4.59m x 3.66m (max))

The second bedroom has a window to the rear elevation and carpeted flooring.

Bathroom

11'6" x 11'1" (max) (3.51m x 3.40m (max))

The bathroom has two windows to the side elevation.

SECOND FLOOR

Landing

15'3" x 5'3" (max) (4.65m x 1.62m (max))

The landing has access to the loft and provides access to the second floor accommodation.

Master Bedroom

17'8" x 15'0" (max) (5.41m x 4.59m (max))

The main bedroom has three windows to the front elevation, a radiator, a recessed chimney breast alcove and direct access to the en-suite.

En-Suite

12'1" x 4'8" (3.70m x 1.44m)

The en-suite has a window to the side elevation and recessed spotlights.

Bedroom Four

10'7" x 7'5" (3.23m x 2.28m)

The fourth bedroom has a window to the rear elevation and direct access to the en-suite.

En-Suite

11'4" x 2'9" (3.47m x 0.86m)

The en-suite has a low level concealed flush W/C, a walk in shower with a mains-fed shower, a wall-mounted wash basin with a swan neck mixer tap, partially tiled walls, a heated towel rail, a window to the side elevation, an extractor fan, recessed spotlights and access to the loft.

Bedroom Five

11'11" x 10'4" (max) (3.64m x 3.17m (max))

The fifth bedroom has a window to the rear elevation, a radiator and a recessed chimney breast alcove.

OUTSIDE

Garage

18'4" x 11'2" (max) (5.59m x 3.42m (max))

The garage has lighting, power points, a single door and a roller door.

Outside toilet

5'3" x 2'11" (1.62m x 0.91m)

This space has a low level flush W/C and tiled flooring.

Front

To the front of the property is a garage.

Rear

To the rear of the property is a low maintenance south facing paved 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

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

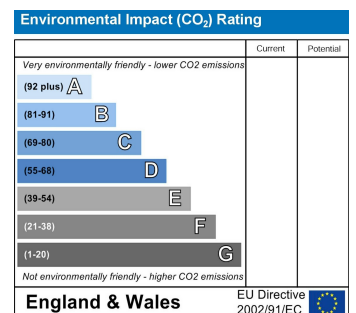
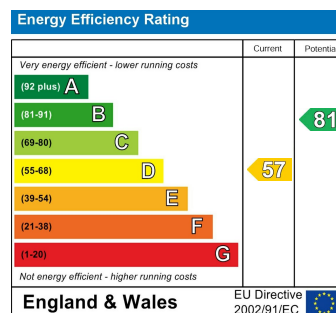
The vendor has advised the following:

Property Tenure is Freehold

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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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