

HoldenCopley

PREPARE TO BE MOVED

Grove Road, Lenton, Nottinghamshire NG7 IHJ

Guide Price £235,000

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Guide Price: £235,000 to £250,000

RENOVATED HOUSE WITH NO CHAIN...

This four-bedroom terraced house, offered to the market with no upward chain, has been completely renovated to provide a move-in-ready home. Every room has been meticulously updated, ensuring a modern and comfortable living experience from the moment you step inside. The ground floor boasts an inviting entrance hall leading to three versatile reception rooms, perfect for family gatherings, a home office, or a cosy lounge. A sleek, contemporary kitchen and a convenient W/C complete the ground floor layout. Upstairs, you will find four bedrooms, and a stylish, modern bathroom suite. Externally, the property features a low-maintenance rear garden, ideal for outdoor relaxation. Situated in a prime location, the home is within easy reach of the City Centre, Queens Medical Hospital, and local universities, with excellent commuting links. This exceptional property is ready to welcome its new owners.

MUST BE VIEWED





- Renovated Terraced House
- Four Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- New Electrics, New Plumbing, Newly-Wired & Soundproofed Between Floors
- No Upward Chain
- Close To City Centre, QMC & Universities





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation.

Hall

The inner hall has carpeted flooring and a radiator.

Living Room

15'6" into bay x 11'8" (4.73m into bay x 3.57m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and a fitted meter cupboard.

W/C

7'4" x 4'5" (2.25m x 1.37m)

This space has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, tiled splashback, Herringbone-style flooring, a chrome heated towel rail, recessed spotlights, and a chrome extractor fan.

Study / Family Room

9'1" x 8'5" (2.78m x 2.57m)

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

Dining Room

11'10" x 9'5" (3.61m x 2.89m)

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, an in-built cupboard, a radiator, and open access into the kitchen.

Kitchen

8'5" x 7'8" (2.57m x 2.36m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, a radiator, Herringbone-style flooring, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door to access the garden.

FIRST FLOOR

Landing

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

Bedroom One

12'11" x 9'2" (3.94m x 2.80m)

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

Bedroom Two

11'11" x 9'5" (3.65m x 2.89m)

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

Bedroom Three

9'11" x 9'3" (3.04m x 2.84m)

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

Bedroom Four

12'10" max x 5'11" (3.92m max x 1.81m)

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

Bathroom

8'4" x 4'3" (2.56m x 1.31m)

The bathroom has a concealed dual flush W/C, a vanity unit wash basin with fitted storage underneath, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, waterproof splashback, Herringbone-style flooring, and recessed spotlights.

OUTSIDE

To the front of the property is a walled garden with the availability for on-street parking. To the rear of the property is a low maintenance garden.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - high risk of surface water flooding / low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Unknown

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.

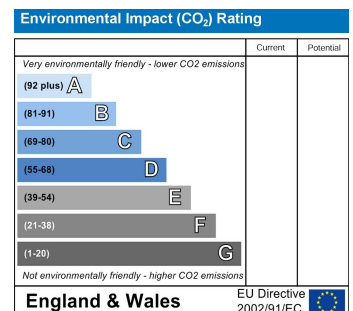
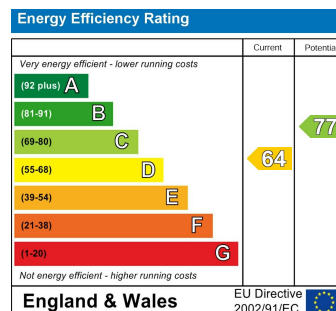
The vendor has advised the following:

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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