

HoldenCopley

PREPARE TO BE MOVED

Coleby Avenue, Nottingham, Nottinghamshire NG7 2NF

Guide Price £210,000

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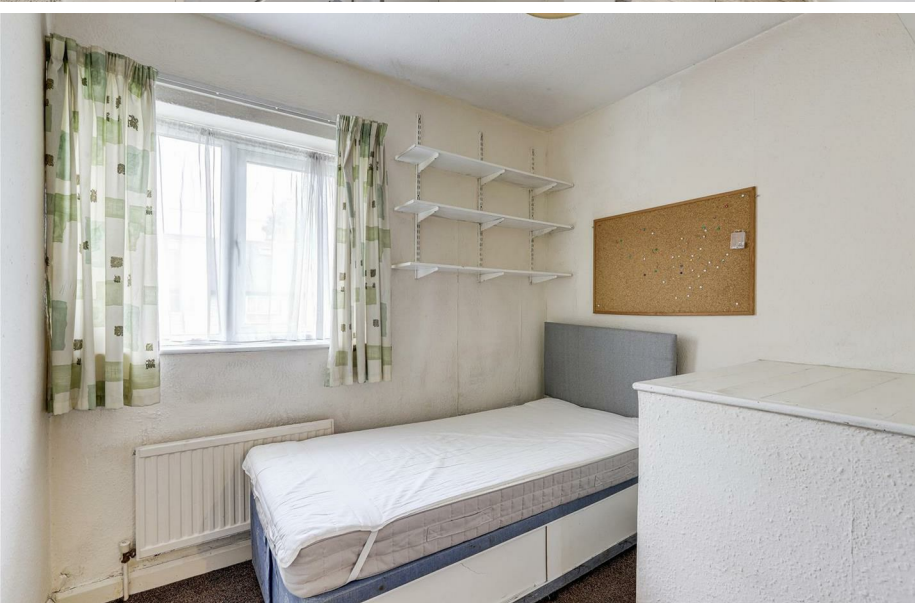
GUIDE PRICE: £210,000 - £225,000

NO UPWARD CHAIN...

Situated in a popular and well-connected location, this property is ideally suited to both investors having been a rental property for students from both universities or as a family home. Its extremely close to the QMC and both universities. The property benefits from its proximity to local amenities, making it an attractive option for both investors and future tenants. Upon entering, you are welcomed into the entrance hall that leads into a spacious living room, ideal for relaxing or entertaining. The ground floor also features a well-proportioned kitchen diner, providing ample space for cooking, dining, and socialising. Its layout offers functionality and comfort, appealing to modern living requirements. Moving to the first floor, there are four generously sized bedrooms, all of which provide excellent accommodation space. The property also benefits from a well-presented four-piece bathroom suite, offering both a bath and a separate shower, ensuring convenience and comfort for the occupants. Externally, the house offers a lawned front garden with an archway that leads through to the rear. The rear garden is fully enclosed for privacy and designed for low maintenance. It includes security lighting, a shed for additional storage, and a combination of hedged and fence panelled boundaries, with gated access for added security and convenience.

MUST BE VIEWED





- Mid Terraced House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Four-Piece Bathroom Suite
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'6" x 3'1" (1.38m x 0.95m)

The entrance hall has carpeted flooring, a wall-mounted alarm keypad, and a UPVC door providing access into the accommodation.

Living Room

14'4" x 11'5" (max) (4.37m x 3.48m (max))

The living room has a UPVC double glazed window to the front elevation, a TV point, a radiator, coving to the ceiling, an in-built base cupboard, and wood-effect flooring.

Kitchen/Diner

14'7" x 9'4" (max) (4.46m x 2.85m (max))

The kitchen/diner has a range of fitted base and wall unit with worktops, stainless steel circular sinks with a mixer tap and drainer, an integrated oven with a ceramic hob and extractor fan, space for an under counter fridge and freezer, space and plumbing for a washing machine and dishwasher, an in-built cupboard, space for a dining table, a radiator, tiled splashback, vinyl flooring, UPVC double glazed windows to the rear elevation, and a UPVC door opening out to the rear garden

FIRST FLOOR

Landing

11'10" x 6'11" (max) (3.63m x 2.11m (max))

The landing has carpeted flooring, access into the boarded loft, and access into to the first floor accommodation.

Bedroom One

11'3" x 10'11" (max) (3.44m x 3.34m (max))

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

Bedroom Two

11'4" x 8'7" (max) (3.47m x 2.64m (max))

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

Bedroom Three

9'5" x 8'9" (max) (2.89m x 2.68m (max))

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

Bedroom Four

9'5" x 8'1" (max) (2.88m x 2.47m (max))

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

12'7" x 7'5" (max) (3.85m x 2.27m (max))

The bathroom has a UPVC double glazed window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, recessed spotlights, waterproof walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, and a archway through to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with security lighting, a shed, a hedged and fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

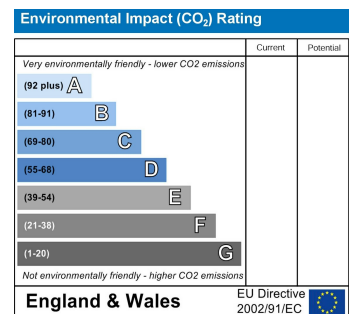
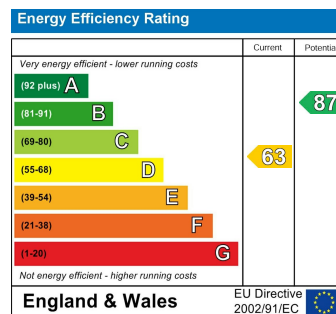
The vendor has advised the following:

Property Tenure is Freehold

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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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