

HoldenCopley

PREPARE TO BE MOVED

Waterside Gardens, Lenton, Nottinghamshire NG7 2HL

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000

This well presented three-bedroom mid-terrace house offers an inviting, move-in ready space, perfect for a variety of buyers. Ideally located close to local amenities, excellent transport links, and within great school catchments. Upon entering, you'll find an entrance hall leading to a fitted kitchen, a convenient W/C, and a bright, airy living room that opens into a spacious dining area—ideal for both family living and entertaining. Upstairs, the first floor boasts three bedrooms, a shower room, and loft access for extra storage. Outside, the property offers off-road parking to the front, while the rear garden is truly the highlight of the home. A patio area invites outdoor relaxation, while the lawn stretches towards the canal. The garden seamlessly merges with the peaceful waters, creating a picturesque backdrop perfect for unwinding after a long day. The canal adds a sense of natural beauty to the home and offers opportunities for peaceful walks along the water's edge. Whether you're enjoying the garden or simply gazing out over the canal, this home provides a rare blend of suburban living with the serenity of waterfront views.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Living Room & Dining Area
- Fitted Kitchen
- Ground Floor W/C
- Shower Room
- Rear Garden With Canal View
- Off Road Parking
- New Boiler
- No Upward Chain





GROUND FLOOR

Entrance Hall

5*10" x 11*3" (1.78m x 3.44m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a UPVC double-glazed window to the front elevation and a single door providing access into the accommodation.

Kitchen

8*11" x 14*11" (2.74m x 4.56m)

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, space for a fridge-freezer, space and plumbing for a washing machine, tile-effect flooring, a radiator, partially tiled walls, a new wall-mounted boiler and a UPVC double-glazed window to the front elevation.

W/C

3*9" x 3*2" (1.15m x 0.97m)

This space has a low level flush W/C.

Living Room

15*0" x 9*6" (4.58m x 2.91m)

The living room has carpeted flooring, a radiator, open access to the dining area and sliding patio doors providing access out to the garden.

Dining Area

11*3" x 8*10" (3.44m x 2.71m)

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

FIRST FLOOR

Landing

3*9" x 6*5" max (1.16m x 1.97m max)

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

Master Bedroom

15*2" max x 8*11" (4.63m max x 2.72m)

The main bedroom has a velux window to the rear elevation, carpeted flooring and a radiator.

Bedroom Two

9*6" x 10*8" (2.91m x 3.26m)

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

Bedroom Three

6*2" x 10*9" (1.90m x 3.28m)

The third bedroom has a velux window to the front elevation, carpeted flooring, a radiator and eaves storage.

Shower Room

8*11" x 6*1" (2.73m x 1.87m)

The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, a fold up seat, a grab handle, tile-effect flooring, partially tiled walls, a heated towel rail and a velux window to the front elevation.

OUTSIDE

Outside there is off road parking and to the rear is a garden with a lawn, a patio and canal views.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 66 Mbps (Highest available download speed) 16 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G 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

Service Charge in the year marketing commenced (£PA): £366

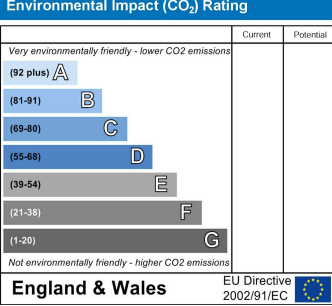
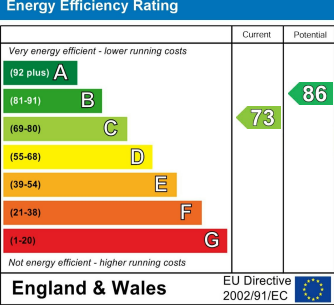
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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