

HoldenCopley

PREPARE TO BE MOVED

Myrtle Avenue, Forest Fields, Nottinghamshire NG7 6NR

Guide Price £220,000

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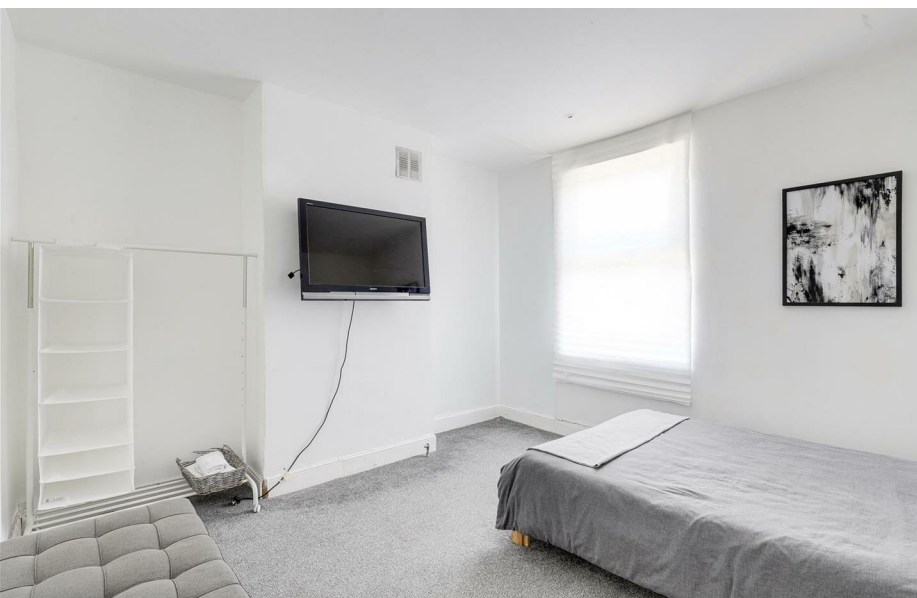
GUIDE PRICE £220,000 - £240,000

PERFECT FOR A RANGE OF BUYERS...

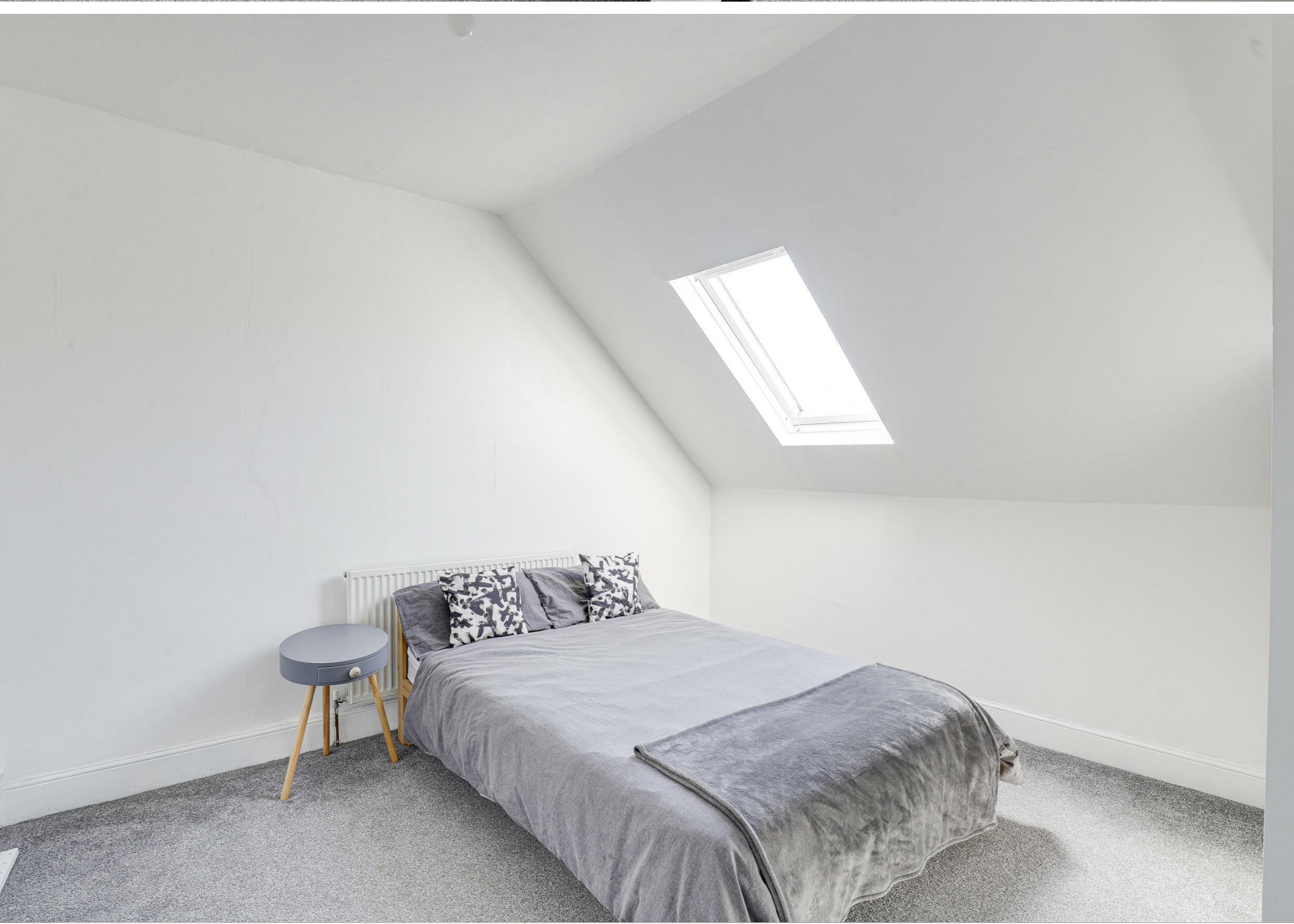
This spacious four-bedroom mid-terraced house, spanning across three floors, offers generous accommodation and has been recently redecorated with new flooring and fire doors, making it move-in ready for a variety of buyers. Situated in a highly convenient location, the property is close to excellent transport links, including tram stops, local amenities, and falls within a good school catchment area. It also provides easy access to the City Centre, both main hospitals, and nearby universities. The ground floor comprises two reception rooms, a galley-style kitchen, a bathroom, and cellar access for additional storage. On the first floor, there are two double bedrooms, with the second floor offering two further double bedrooms, ideal for family living or renting out. Outside, the property benefits from on-street parking at the front and a low-maintenance rear yard, perfect for easy upkeep.

MUST BE VIEWED





- Mid-Terraced House
- Four Double Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen
- Ground Floor Bathroom
- Cellar
- New Flooring & Re-Decorated Throughout
- Convenient Location
- Close To Transport Links & Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

14'10" x 11'11" (4.53m x 3.65m)

The living room has a UPVC double-glazed bay window to the front elevation, a feature fireplace with a decorative surround, a radiator, coving to the ceiling, a ceiling rose, and a single wooden door with glass inserts providing access into the accommodation.

Hall

The inner hall has carpeted stairs.

Dining Room

13'1" x 11'11" (3.99m x 3.65m)

The dining room has a UPVC double-glazed window to the rear elevation, a radiator, a dado rail, a wood-panelled feature wall, and discreet access to the cellar with a bookshelf.

Kitchen

10'6" x 6'0" (3.21m x 1.84m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a movable swan neck mixer tap and drainer, space for a cooker, an extractor fan, space for various under-counter appliances, tiled splashback, a dado rail, and a single-glazed window to the side elevation.

Rear Hall

The rear hall has a single door providing access to the garden.

Bathroom

6'1" x 5'8" (1.86m x 1.74m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, a chrome heated towel rail, an extractor fan, and a single-glazed obscure window to the side elevation.

BASEMENT LEVEL

Cellar

FIRST FLOOR

Landing

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

Bedroom One

12'0" x 11'9" (3.66m x 3.59m)

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

Bedroom Two

11'11" x 10'10" (3.65m x 3.32m)

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

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom Three

14'4" x 11'11" (4.37m x 3.65m)

The third bedroom has a single-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Four

11'11" x 11'5" (3.65m x 3.48m)

The fourth bedroom has a skylight window, carpeted flooring, a radiator, and access to the loft.

OUTSIDE

To the rear is a low maintenance yard with an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G Coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

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.

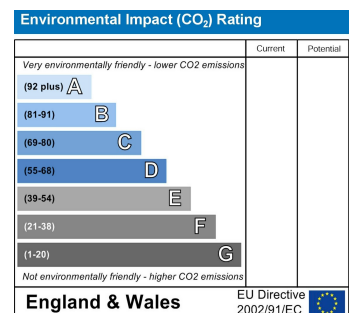
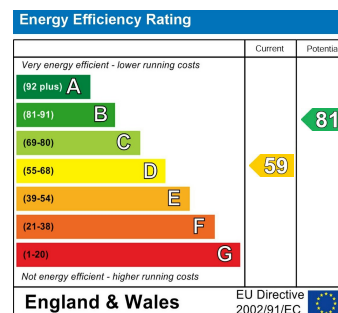
The vendor has advised the following:

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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