

# HoldenCopley

PREPARE TO BE MOVED

First Avenue, Forest Fields, Nottinghamshire NG7 6JL

---

Guide Price £280,000



First Avenue, Forest Fields, Nottinghamshire NG7 6JL





GUIDE PRICE £280,000 - £300,000

NO UPWARD CHAIN...

This spacious two-bedroom detached bungalow offers a fantastic opportunity for those looking to create a personalised dream home or for investors seeking a promising development project. Situated in a quiet cul-de-sac with no through traffic, the property is conveniently located close to a range of local amenities, including shops, excellent transport links, and well-regarded schools. The accommodation includes a porch and entrance hall leading to a bright living room, a conservatory that opens onto the garden, a fitted kitchen, and a dedicated dining room—ideal for hosting or relaxing. Both bedrooms are generous doubles, served by a three-piece bathroom suite. Additional features include an integral garage and a loft space, offering extra storage or potential for conversion to expand the living area further. A concrete driveway at the front provides convenient off-street parking, while the private rear garden features a fence-panelled boundary for privacy. The garden itself boasts a mix of patio space and lawn, framed by mature shrubs and trees, with an outdoor tap and single wooden gate adding functional touches. With its generous layout and abundant potential for renovation, this bungalow is a unique opportunity, ideal for those looking to invest in a property with plenty of scope for personalisation.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Three Piece Bathroom Suite
- Integral Garage & Driveway
- Private Rear Garden
- New Boiler
- No Upward Chain











## ACCOMMODATION

### Porch

The porch has wood-effect flooring and double French doors providing access into the accommodation.

### Entrance Hall

The entrance hall has wood-effect flooring, a radiator, built-in wardrobes, coving and access into the loft via a drop-down ladder.

### Living Room

19'9" x 11'8" (6.04m x 3.56m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a feature fireplace with a decorative surround, wall-mounted light fixtures, coving and double French doors providing access into the conservatory.

### Conservatory

15'6" x 7'8" (4.74m x 2.34m)

The conservatory has tile-effect flooring, single-glazed windows to the rear and side elevations, access into the garage and a single door providing access out to the garden.

### Garage

19'10" x 7'8" (6.06m x 2.35m)

The garage has a single-glazed window to the rear elevation, a wall-mounted boiler and an up and over garage door.

### Kitchen

11'8" x 9'8" (3.56m x 2.96m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, tiled flooring, a radiator, a built-in cupboard and a UPVC double-glazed window to the rear elevation.

### Dining Room

9'8" x 7'8" (2.95m x 2.34m)

The dining room has a single-glazed window to the side elevation, wood-effect flooring, a radiator and a serving hatch to the living room.

### Master Bedroom

15'7" x 13'8" (4.77m x 4.17m)

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, built-in wardrobes and coving.

### Bedroom Two

11'8" x 9'8" (3.56m x 2.95m)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, built-in wardrobes and coving.

### Bathroom

9'6" x 7'6" (2.90m x 2.29m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a corner fitted shower enclosure with an electric shower, tiled flooring, waterproof wall panels, a chrome heated towel rail, an extractor fan and UPVC double-glazed obscure windows to the side elevation.

## 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 - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G, most 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes - Brick & timber

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



# First Avenue, Forest Fields, Nottinghamshire NG7 6JL



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.  
© HoldenCopley

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.