

# HoldenCopley

PREPARE TO BE MOVED

Laurie Avenue, Nottingham, Nottinghamshire NG7 6PP

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Guide Price £170,000



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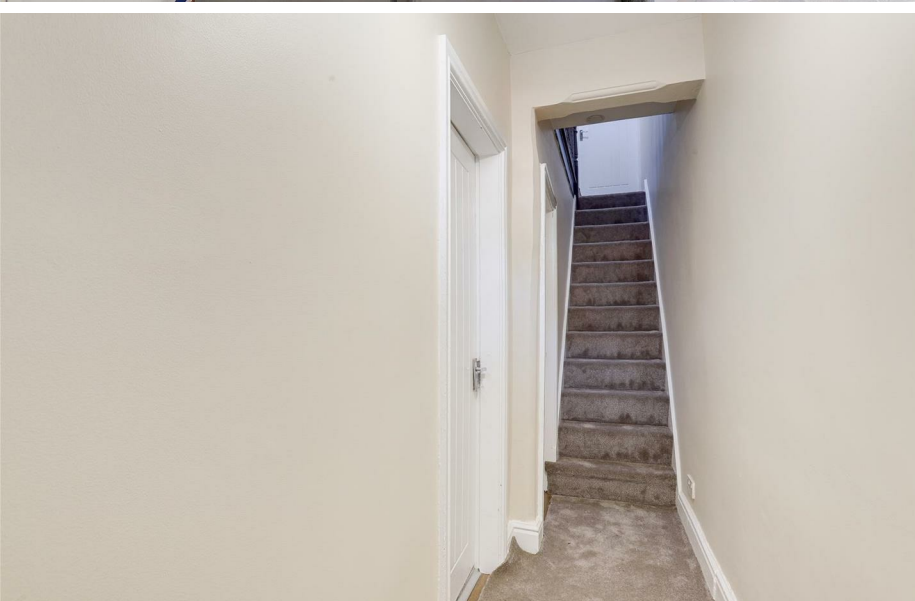


GUIDE PRICE £170,000 - £190,000

This extended mid-terraced house is perfectly positioned in a popular location, offering excellent transport links into Nottingham City Centre. Situated just a short walk from the popular Forest Recreation Ground and within close proximity to a variety of local amenities, this property provides the ideal balance of convenience and lifestyle. Upon entering the property, you are welcomed into an entrance hall. The ground floor features a spacious living room, beautifully illuminated by a bay window that allows natural light to flood the space. Adjacent to the living room is the separate dining room, which offers a versatile area for entertaining or family meals. From the dining room, there is access to the well-fitted kitchen, which is equipped with ample storage and work surfaces. The kitchen also provides convenient access to the rear garden and the cellar, offering valuable additional storage space. The first floor of the property comprises two well-proportioned bedrooms, both of which offer comfortable and functional living spaces. Completing the upstairs accommodation is a three-piece bathroom suite, thoughtfully designed to meet the needs of modern living. Externally, the property benefits from a small courtyard at the front, adding to its curb appeal. To the rear, there is an enclosed garden with fence-panelled boundaries, creating a private and tranquil outdoor space that is ideal for relaxing or entertaining. This home is well-suited to a range of buyers, including first-time purchasers, professionals, or investors.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Recently Renovated
- Must Be Viewed











GROUND FLOOR

Entrance Hall

2\*11" x 12\*9" (0.91m x 3.89m)

The entrance hall has wood-effect flooring, carpeted stairs, and a door providing access into the accommodation.

Living Room

14\*5" plus bay x 10\*9" (4.41m plus bay x 3.30m)

The living room has a UPVC double glazed bay window to the front elevation, a media wall with a TV point and a feature fireplace, coving to the ceiling, and carpeted flooring.

Dining Room

11\*2" x 12\*3" (3.42m x 3.75m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Kitchen

8\*1" x 14\*3" (2.48m x 4.36m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, wall-mounted boiler, tiled splashback, vinyl flooring, two UPVC double glazed windows to the rear and side elevation, and a door providing access to the rear garden.

BASEMENT

Cellar

14\*2" x 27\*0" (4.32 x 8.25)

The cellar is split into two sections with lighting, electrics, and ample storage space.

FIRST FLOOR

Landing

12\*4" x 5\*2" (3.78m x 1.58m)

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

Bedroom One

11\*4" x 14\*4" (3.46m x 4.38m)

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

Bedroom Two

8\*9" x 12\*4" (2.68m x 3.77m)

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

Bathroom

8\*6" x 8\*1" (2.60m x 2.47m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, with a tiled splashback, a panelled bath with a wall-mounted shower fixer, a handheld shower head and shower screen, a radiator, an extractor fan, partially waterproof boarding, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a small courtyard, and an outside tap.

Rear

To the rear of the property is an enclosed garden with an outside tap, and a fence-panelled boundary.

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 - Some coverage of 3G & 5G

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:

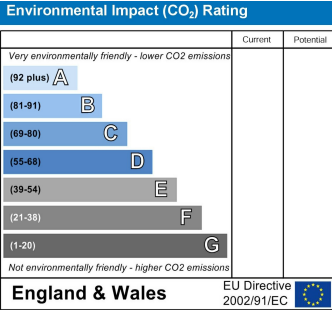
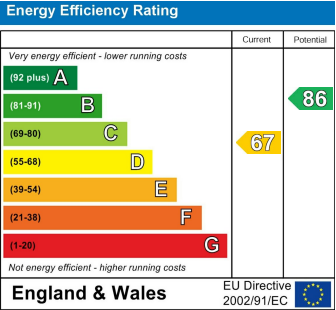
Property Tenure is Freehold

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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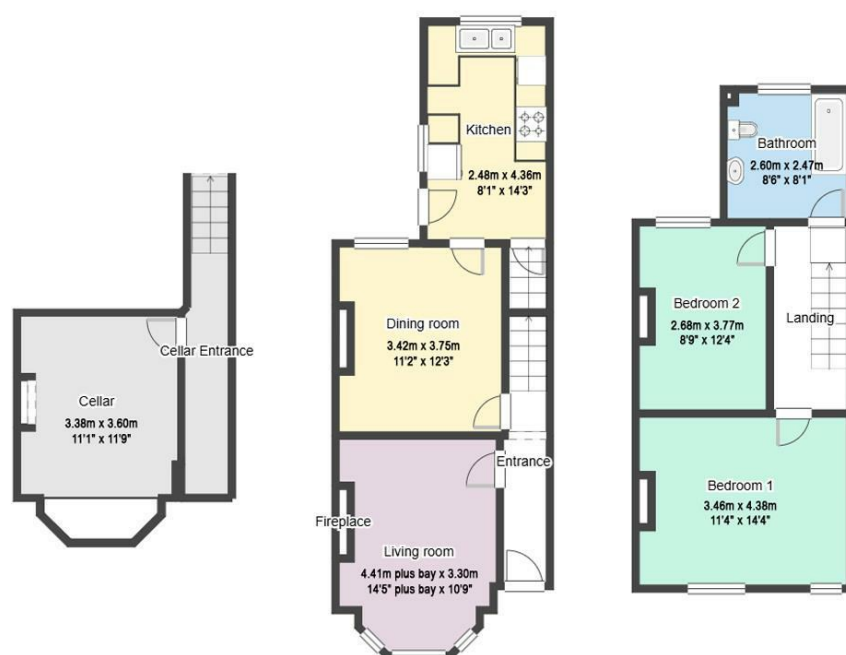
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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