

HoldenCopley

PREPARE TO BE MOVED

Austen Avenue, Forest Fields, Nottinghamshire NG7 6PF

Offers Over £270,000

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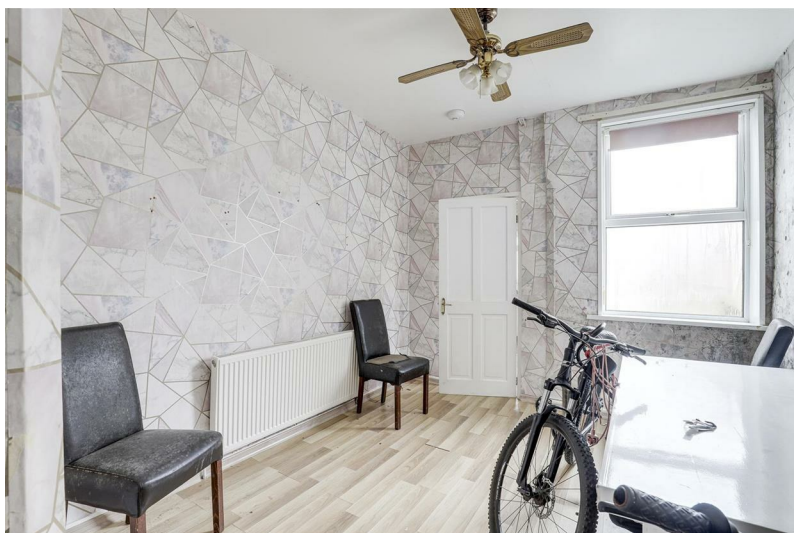
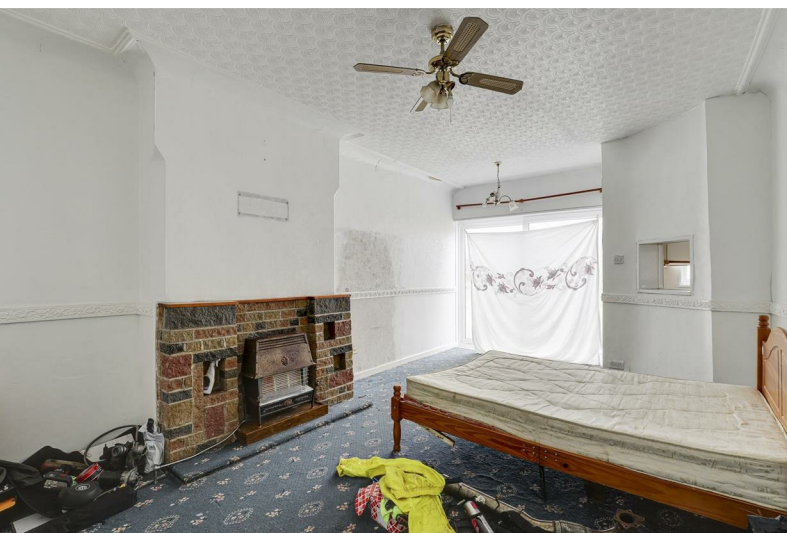


OFFERS OVER £270,000

NO UPWARD CHAIN...

This spacious four-bedroom semi-detached house is offered to the market with no upward chain, making it an excellent opportunity for a wide range of buyers. Situated in a convenient location, the property benefits from close proximity to local amenities, regular transport links, and easy access to the City Centre. The ground floor features a porch and entrance hall, three versatile reception rooms, and a kitchen, with additional access to a large cellar split into two sections, ideal for storage or potential development. Upstairs, the first floor comprises four generously sized bedrooms, serviced by a bathroom and an additional W/C, offering ample space for family living. Outside, the property boasts a gated driveway at the front, providing off-road parking for two cars. To the rear, a large garden offers plenty of outdoor space for relaxation or entertaining.

MUST BE VIEWED!





- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Good Sized Kitchen
- Large Cellar Split Into Two Sections
- Three Piece Bathroom Suite
- Additional First Floor WC
- Generous Sized Garden
- Gated Driveway
- Close To Transport Links





GROUND FLOOR

Porch

The porch has carpeted flooring, a range of UPVC double glazed obscure windows to the front and side elevations, and double UPVC doors providing access into the accommodation.

Entrance Hall

The entrance hall has wood-effect flooring, a radiator, a decorative dado rail, a wall mounted security alarm panel, carpeted stairs, coving to the ceiling, UPVC double glazed obscure window to the front elevation, and a single wooden door with glass inserts providing access via the porch.

Living Room

16'4" into bay x 12'11" (4.99m into bay x 3.95m)
The living room has a UPVC double glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a dado rail, a 4 bar gas fireplace, and a radiator.

Family Room

19'6" max x 11'11" max (5.95m max x 3.64m max)
The family room has carpeted flooring, a radiator, a decorative dado rail, a ceiling fan, coving to the ceiling, a serving hatch through to the kitchen, a 3 bar gas fireplace and UPVC double glazed sliding doors leading out to enclosed rear garden.

Dining Room

16'9" max x 9'11" (5.13m max x 3.03m)
The dining room has wood-effect laminate flooring, a radiator, a ceiling fan, access down to the cellar and a UPVC double glazed window to the rear elevation.

Kitchen

11'7" x 9'0" (3.55m x 2.76m)
The kitchen has a range of fitted wall and base units with worktops above, a stainless sink with taps and drainer, a cooker with a gas hob, extractor fan and splashback, space and plumbing for a washing machine, wall mounted boiler unit, a radiator, fully tiled walls, wood panelling to the ceiling, wood-effect flooring, two UPVC double glazed windows to the rear and side elevations and a UPVC double glazed door to the side elevation leading out to the rear garden.

BASEMENT LEVEL

Cellar

31'11" max x 9'0" max (9.73m max x 2.75m max)
The cellar has lighting and wall mounted consumer units.

FIRST FLOOR

Landing

The landing has carpeted flooring, a decorative dado rail, a UPVC double glazed window to the side elevation, access to the loft and provides access to the first floor accommodation.

Bedroom One

14'2" x 12'1" (4.34m x 3.69m)
The first bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation.

Bedroom Two

14'4" x 12'0" (4.38m x 3.67m)
The second bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation.

Bedroom Three

10'11" x 9'11" (3.33m x 3.04m)
The third bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the rear elevation.

Bedroom Four

9'11" x 7'5" (3.03m x 2.27m)
The fourth bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation.

Bathroom

6'9" x 5'4" (2.06m x 1.64m)
The bathroom a low level flush WC, a pedestal hand wash basin, a corner bath with electric shower above, wood-effect flooring, a radiator, fully tiled walls, an extractor fan and a UPVC double glazed window to the side elevation.

WC

This space has a low level flush WC, wall mounted sink, wood-effect flooring, a radiator, fully tiled walls and a UPVC double glazed window to the side elevation.

OUTSIDE

Front

To the front of the property there is gated driveway with space for up to two cars, a pathway leading to the front entrance, secure gated access to the rear of the property, and brick wall and fencing surrounding.

Rear

To the rear of the property there is a private enclosed garden with a patio area, a laid to lawn garden, outdoor tap, external lighting, a pathway leading to the rear of the garden with fence panels and brick wall boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast Available : 1000 Mbps (Download) 100 Mbps (Upload)
Phone Signal – Mostly 4G, Some 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years +
Flood Risk Area - Medium risk for surface water / very low risk for rivers and sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

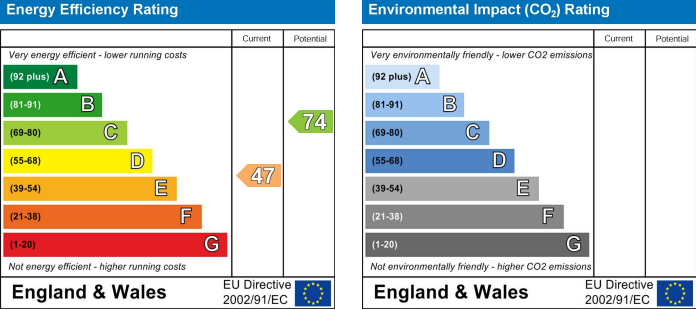
Council Tax Band Rating - Nottingham City Council - C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

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