

HoldenCopley

PREPARE TO BE MOVED

Cedar Road, Forest Fields, Nottinghamshire NG7 6NS

£140,000

REFURBISHED WITH NO UPWARD CHAIN...

This beautifully presented three-bedroom mid-terraced house spans three floors and offers spacious accommodation, whilst being offered to the market with no upward chain. The property is truly a credit to the current owner, having undergone a thoughtful and meticulous renovation throughout. Every room has been transformed, with no expense spared, ensuring it is completely move-in ready. The ground floor boasts two versatile reception rooms and a brand-new fitted kitchen with contemporary fixtures, perfect for cooking and entertaining. A useful cellar provides additional storage. On the first floor, two bedrooms are serviced by a brand-new fitted bathroom suite. The second floor features a further generously sized double bedroom, offering flexibility for growing families or home office use. The property has been updated to an exceptional standard, featuring brand-new radiators throughout, brand-new flooring recently installed throughout, and has been redecorated top-to-bottom in neutral tones, creating a fresh and welcoming space. Outside, the property benefits from on-street parking to the front, while to the rear is an enclosed garden, providing a private outdoor space for relaxation or entertaining. Situated in a convenient location close to transport and tram links, local shops, and amenities, with easy access to the City Centre and Universities, the property offers a well-connected and modern lifestyle. This is an outstanding opportunity to own a home that combines modern updates with spacious living, ready to enjoy from day one!

MOVE-IN READY!



- Three-Storey Terraced House
- Completely Renovated Throughout
- Three Bedrooms
- Two Reception Rooms
- Newly-Fitted Kitchen
- Newly-Fitted Bathroom Suite
- Cellar Split Into Two
- Re-Decorated Neutral Decor Throughout
- Enclosed Garden
- Close To Local Amenities / Transport Links

GROUND FLOOR

Living Room

11'8" x 11'7" (3.57 x 3.54)

The living room has a UPVC double-glazed window to the front elevation, newly carpeted flooring, a TV point, coving to the ceiling, a new radiator, and a single UPVC door providing access into the accommodation.

Dining Room

11'11" x 11'6" (3.64 x 3.53)

The dining room has a UPVC double-glazed window to the rear elevation, newly carpeted flooring, a new radiator, a recessed chimney breast alcove, and access to the cellar.

Kitchen

11'5" x 5'2" (3.50 x 1.60)

The newly-fitted kitchen has a range of base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space for an under-counter appliance, new wood-effect vinyl flooring, tiled splashback, a new radiator, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the garden.

BASEMENT LEVEL

Cellar

11'9" x 5'8" (3.59 x 1.73)

Cellar

11'8" x 5'8" (3.58 x 1.74)

FIRST FLOOR

Landing

11'5" x 5'4" (3.50 x 1.64)

The landing has newly carpeted flooring, a new radiator, and provides access to the first floor accommodation.

Master Bedroom

11'8" x 11'6" (3.56 x 3.51)

The main bedroom has a UPVC double-glazed window to the front elevation, newly carpeted flooring, and a new radiator.

Bedroom Three

9'4" x 6'5" (2.86 x 1.97)

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

Bathroom

9'3" x 4'7" (2.84 x 1.41)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a chrome heated towel rail, new wood-effect vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

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

Bedroom Two

11'6" x 11'5" (3.51 x 3.50)

The second bedroom has a UPVC double-glazed window to the front elevation, newly carpeted flooring, a new radiator, and an in-built cupboard.

OUTSIDE

To the front of the property is on-street parking and to the rear is an enclosed garden.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Mostly 4G / 5G coverage
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 - Very low risk
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.

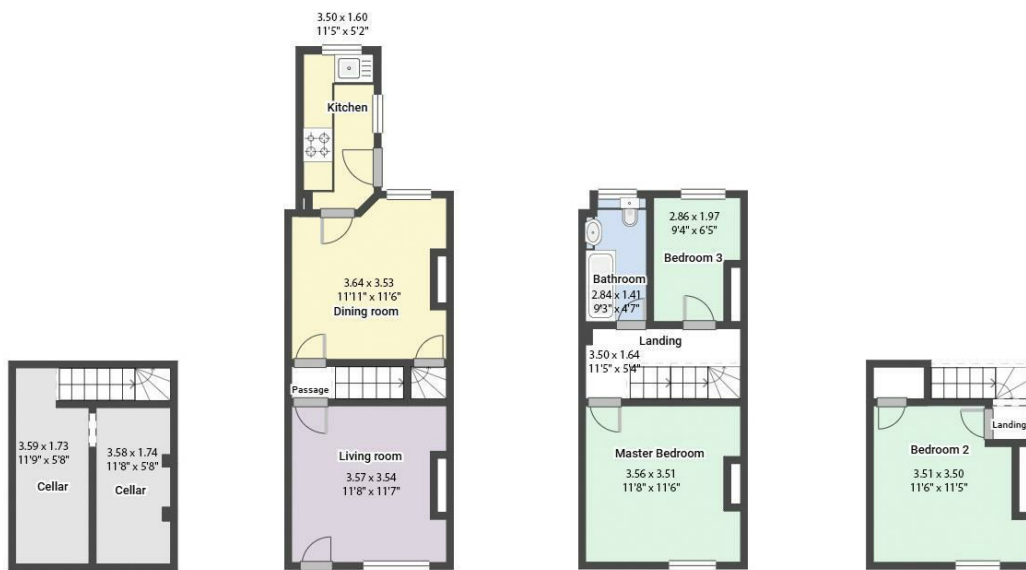
The vendor has advised the following:
Property Tenure is Freehold

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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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