

HoldenCopley

PREPARE TO BE MOVED

Austen Avenue, Forest Fields, Nottinghamshire NG7 6PF

Guide Price £300,000 - £325,000

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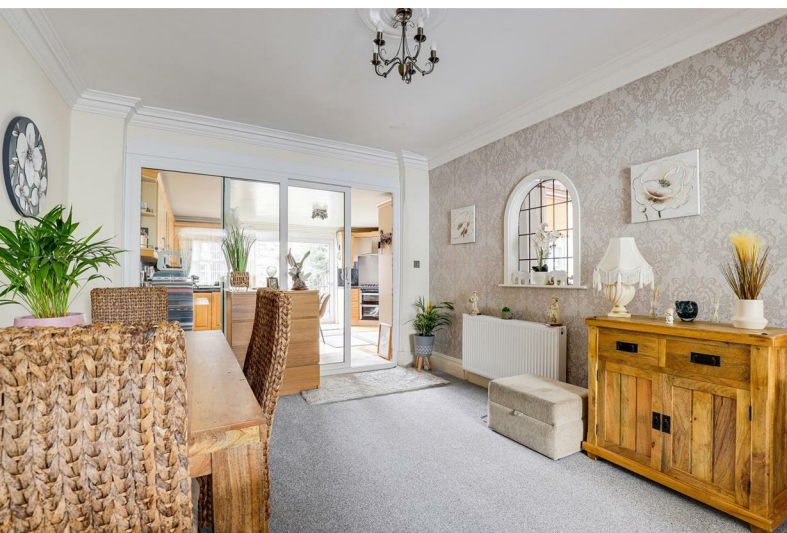


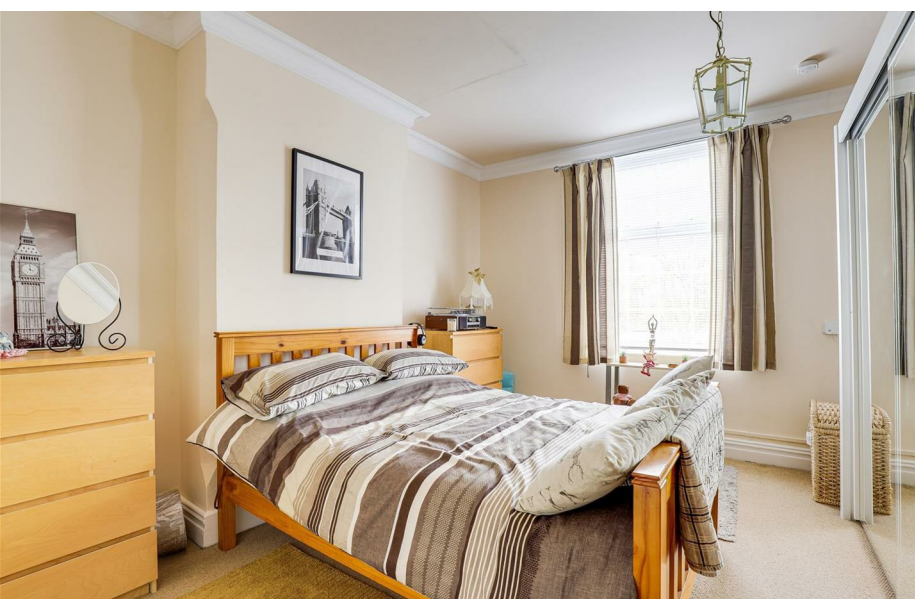
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THE PERFECT FAMILY HOME...

This substantial semi-detached house offers versatile and spacious accommodation across three floors, making it perfect for a growing family looking for a home to move straight into. The property has undergone significant improvements, including a loft conversion, kitchen extension, and a converted bathroom, providing a wealth of flexible living space. Ideally located just a stone's throw from transport links, tram stops, local amenities, recreation grounds, shops, and with easy access to the City Centre, Universities, and QMC, it offers convenience for both work and leisure. The ground floor features a welcoming porch and entrance hall, three well-proportioned reception rooms, and a fitted kitchen, a shower suite with access to a cellar divided into three sections. On the first floor, there are three spacious double bedrooms, served by a three-piece bathroom suite with a freestanding bath and a separate four-piece bathroom suite. The second floor hosts a large and useful loft room with a dormer window, perfect for a variety of uses. Outside, the property boasts a gated driveway for off-road parking to the front, while the rear offers a private, low-maintenance garden with multiple seating areas, ideal for relaxing or entertaining.

MUST BE VIEWED





- Extended Semi-Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Three Bathrooms
- Versatile Dormer Loft Room
- Gated Driveway
- Low Maintenance Private Garden
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Porch

The porch has UPVC double-glazed window to the front elevation, and double French doors providing access into the accommodation.

Hall

11'0" x 9'11" (3.36m x 3.04m)

The inner hall features gloss oak laminate flooring, carpeted stairs, a radiator, a fitted cloak cupboard, a plate rack, ceiling coving, a UPVC double-glazed window at the front, and a single UPVC door leading through the porch.

Living Room

12'10" x 16'4" (3.93m x 4.98m)

The living room boasts a UPVC double-glazed bay window at the front, carpeted flooring, ceiling coving with a ceiling rose, two radiators, an arched window, a stone-brick feature chimney breast with an alcove, a TV point, and open access to the dining room.

Dining Room

14'2" x 11'10" (4.34m x 3.62m)

The dining room features carpeted flooring, ceiling coving with a ceiling rose, a radiator, an arched window, and a sliding patio door leading to the kitchen.

Kitchen

13'11" x 16'6" (4.25m x 5.05m)

The kitchen is equipped with a range of fitted base and wall units with worktops and recessed spotlights, a stainless steel sink and a half with a mixer tap and drainer, an integrated double oven with a five-ring gas hob, extractor fan, and stainless steel splashback. It also includes an integrated dishwasher and washing machine, space for an American-style fridge freezer, hardwood flooring, partially tiled walls, a UPVC double-glazed window on the side, and a sliding patio door leading to the rear garden.

Reception Room

9'11" x 11'3" (3.03m x 3.43m)

This versatile reception room, which is currently being utilised as a bedroom, features a UPVC double-glazed window at the rear, gloss oak laminate flooring, exposed ceiling beams, a ceiling rose, and a radiator.

Shower Suite

5'0" x 5'2" (1.54m x 1.59m)

This space includes a low-level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, grab handles, tiled flooring, a chrome heated towel rail, fully tiled walls,, and a UPVC double-glazed obscure window.

BASEMENT LEVEL

Cellar One

9'0" x 14'7" (2.75m x 4.47m)

Cellar Two

5'8" x 3'3" (1.73m x 0.99m)

Cellar Three

10'11" x 10'0" (3.34m x 3.05m)

FIRST FLOOR

Landing

12'5" x 2'7" (3.79m x 0.79m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, a radiator, and provides access to the first floor accommodation.

Master Bedroom

9'5" x 14'3" (2.88m x 4.36m)

The main bedroom features a UPVC double-glazed window at the front, carpeted flooring, ceiling coving with a ceiling rose, wall-to-wall fitted wardrobes, and a radiator.

Bedroom Two

10'8" x 14'3" (3.26m x 4.35m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a wall-mounted boiler, and a radiator.

Bedroom Three

10'11" x 9'11" (3.35m x 3.04m)

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

Bathroom

9'10" x 7'4" (3.00m x 2.25m)

The bathroom includes a low-level flush W/C, a pedestal wash basin, an electrical shaving point, a corner bath with a handheld shower head and grab handles, a shower enclosure with an overhead rainfall shower, a radiator, tiled flooring, fully tiled walls, ceiling coving with a ceiling rose, and a UPVC double-glazed obscure window at the front.

Bathroom Two

6'10" x 5'4" (2.09m x 1.63m)

The second bathroom features a pedestal wash basin, a wall-mounted shower fixture, a

freestanding slipper bath with a handheld shower head, a bidet, wooden flooring, a radiator, a chrome heated towel rail, fully tiled walls, ceiling coving with a ceiling rose, and a UPVC double-glazed obscure window to the side.

SECOND FLOOR

Loft Room

16'9" x 17'3" (5.11m x 5.27m)

The loft room features carpeted flooring, three radiators, a TV point, a UPVC double-glazed window at the front, and access to a Dormer window.

Dormer

4'8" x 6'9" (1.43m x 2.06m)

This space has carpeted flooring and a circular window to the front elevation.

OUTSIDE

Front

To the front of the property is a double iron gated driveway with courtesy lighting.

Rear

To the rear of the property is a private garden with an enclosed artificial lawn, gated access to a paved patio, a variety of plants and shrubs, courtesy lighting, a rockery, raised planters, a wooden shed, and fence panel boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Mostly 4G coverage, some 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+ (TBC)
- Non-Standard Construction – TBC
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

DISCLAIMER

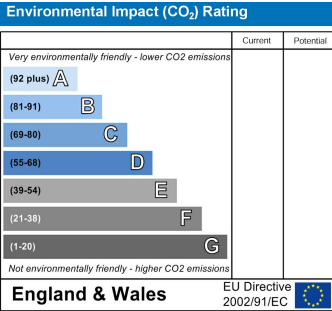
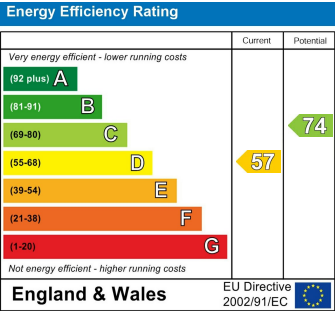
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

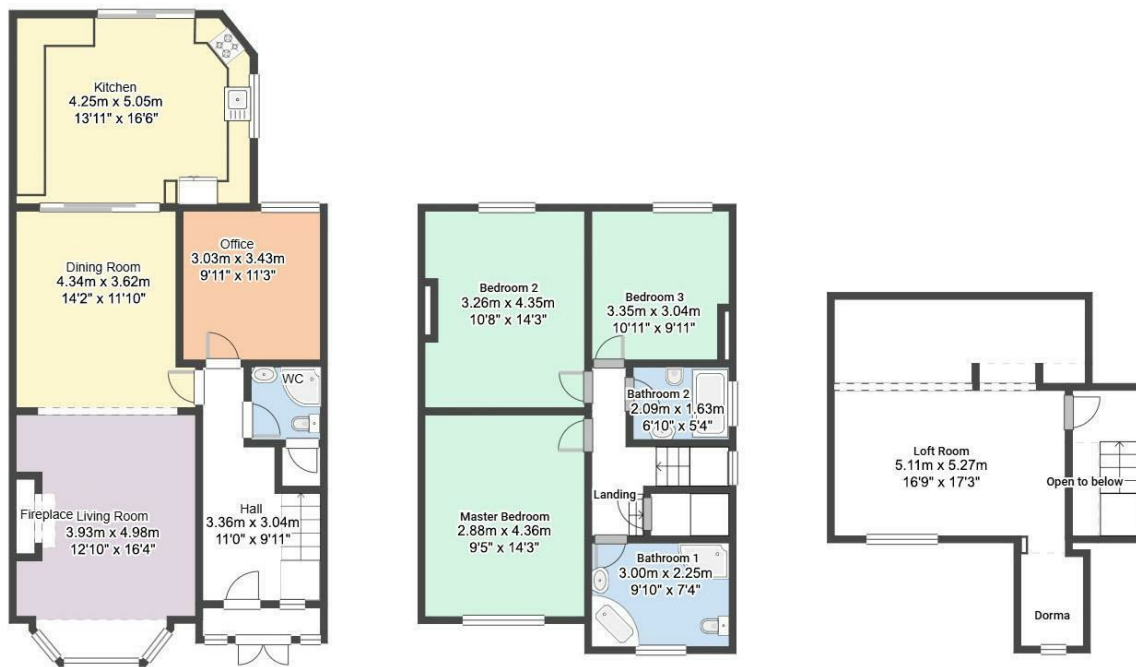
The vendor has advised the following:
Property Tenure is Freehold

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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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