

# HoldenCopley

PREPARE TO BE MOVED

Chippendale Street, Lenton, Nottinghamshire NG7 1HB

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£165,000



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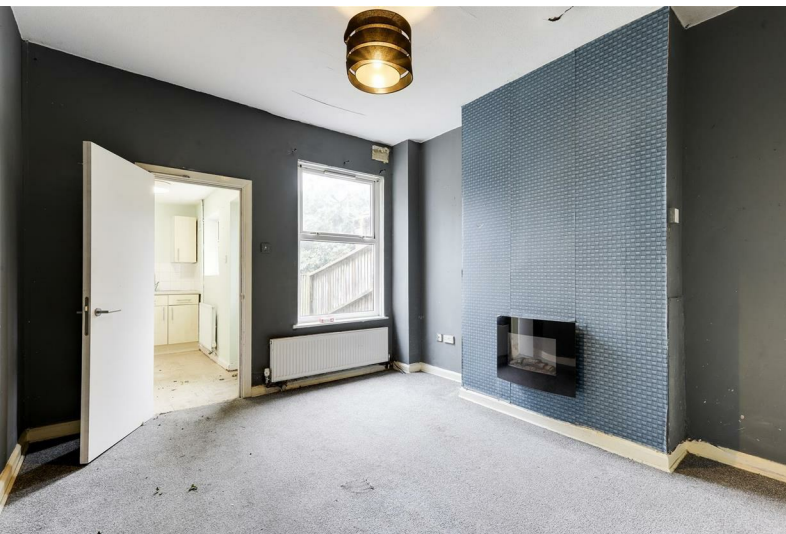




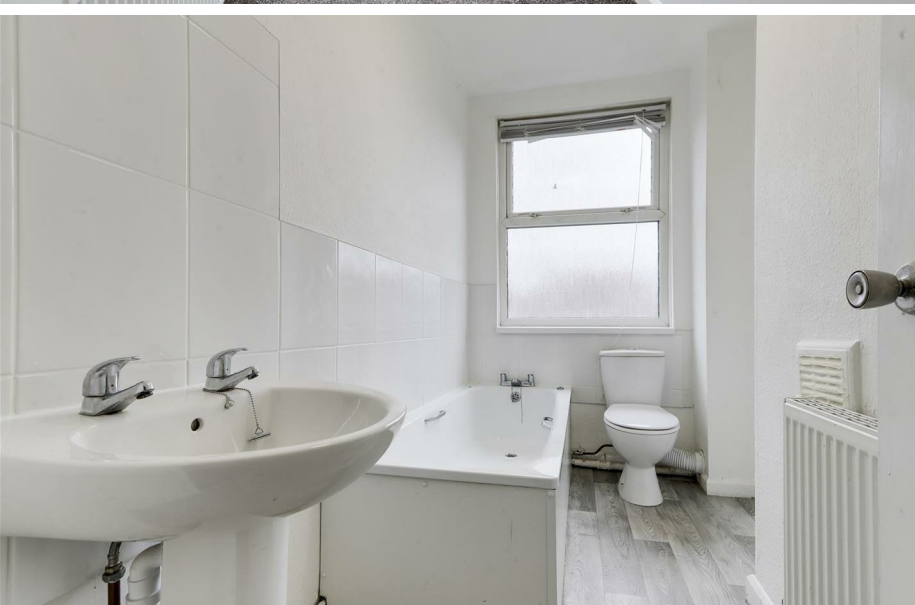
## PLENTY OF POTENTIAL...

This three bedroom end-terraced house offers plenty of space and potential spanning across three floors whilst benefiting from being offered to the market with no upward chain, perfect for a range of buyers. This property is situated in a convenient location just a stone's throw away from the Nottingham Canal and within close proximity to various local amenities, excellent transport links, the QMC and easy access into the City Centre and Universities. To the ground floor there are two reception rooms and a fitted kitchen. The first floor offers two bedrooms serviced by a bathroom suite, and upstairs on the second floor is a further double bedroom. Outside to the rear is an enclosed courtyard garden.

MUST BE VIEWED







- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Garden
- Permit Parking
- Close To City Centre
- No Upward Chain
- Sold As Seen











GROUND FLOOR

Living Room

12'9" x 11'1" (3.90 x 3.40)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, fitted base cupboards, coving to the ceiling, a ceiling rose, a radiator, and a single door providing access into the accommodation.

Dining Room

11'5" x 11'1" (3.50 x 3.38)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built cupboard, and a feature fireplace.

Kitchen

10'4" x 5'1" (3.17 x 1.55)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker and other appliances, tiled flooring, tiled splashback, a radiator, a UPVC double-glazed window to the side elevation, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

11'0" x 4'10" (3.37 x 1.49)

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

Master Bedroom

11'7" x 11'1" (3.55 x 3.38)

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

Bedroom Three

9'1" x 5'3" (2.77 x 1.62)

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

Bathroom

9'0" x 5'4" (2.76 x 1.64)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

11'1" x 8'5" (3.38 x 2.59)

The landing has carpeted flooring, a skylight window, and provides access to the second floor accommodation.

Bedroom Two

11'7" x 11'0" (3.55 x 3.37)

The second bedroom has a UPVC double-glazed window to the front elevation, a radiator, and a loft hatch.

OUTSIDE

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

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Heating – Gas Central Heating

Sewage – Mains Supply

Flood Risk – Very low risk for surface water / Very low risk for rivers & sea

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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.

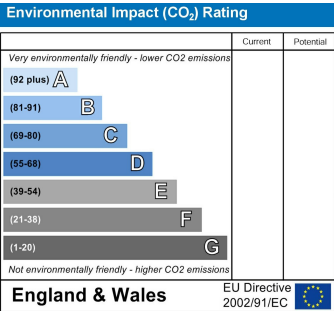
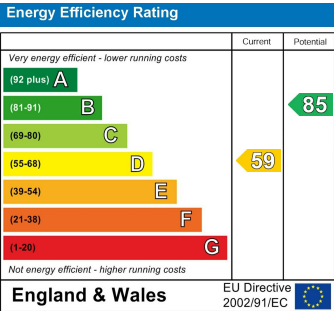
The vendor has advised the following:

Property Tenure is Freehold

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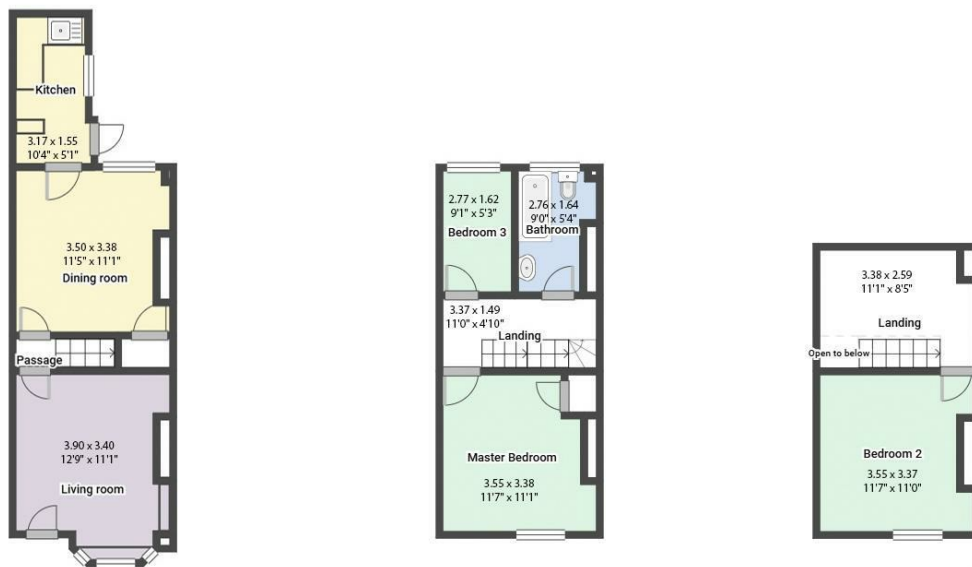
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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