Holden Copley PREPARE TO BE MOVED

Premier Road, Forest Fields, Nottinghamshire NG7 6NW

£345,000





BURSTING WITH CHARACTER...

This period semi-detached house offers an abundance of space spanning across four floors and would be a great purchase for any growing family or an investor alike. This property benefits from having a range of Victorian features running throughout including original fireplaces, dado rails, coving to the ceiling and much more! Situated in a prime location within walking distance to a range of excellent facilities and amenities, regular transport links, schools and easy access into the City Centre together with the Universities and QMC. To the ground floor is an entrance hall, two reception rooms, a fitted kitchen with a utility area, a wet room and access to a large cellar split into three rooms. The first floor offers two large double bedrooms serviced by a bathroom and a separate W/C and upstairs on the second floor are a further two bedrooms and a small loft room. Outside is permit parking to the front and to the rear is a good sized garden benefiting from plenty of sun exposure throughout the day!

MUST BE VIEWED













- Semi-Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bathrooms
- Large Cellar Split Into Three
 Rooms
- Original Features Throughout
- Permit Parking
- Close To Local Amenities
- Must Be Viewed







GROUND FLOOR

Front Porch

The front porch has double doors providing access into the accommodation

Entrance Hall

The hall has laminate flooring, a dado rail, a decorative ceiling arch and carpeted stairs

Living Room

 $12^{\circ}9'' \times 15^{\circ}8'' (3.9 \times 4.8)$

The living room has a UPVC double glazed bay window to the front elevation, laminate flooring, a dado rail, a radiator and a feature fireplace with a decorative surround

Kitchen

 10^{5} " × 13^{9} " (3.2 × 4.2)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, a freestanding range cooker with a gas hob, extractor fan and stainless steel splashback, space for a fridge freezer, tiled flooring, a radiator, access to to the cellar, a UPVC double glazed window to the side elevation and open plan to a utility area

Utility Area

5°6" × 5°10" (1.7 × 1.8)

The utility area has tiled flooring, space and plumbing for a washing machine and access to the rear garden

Wet Room

 $8^{\circ}2'' \times 5^{\circ}6'' (2.5 \times 1.7)$

This space has a low level flush W/C, a wash basin, a wall mounted electric shower fixture, vinyl flooring, a radiator, partially tiled walls, an extractor fan and two UPVC double glazed obscure windows to the side and rear elevation

Family Room

 $11^{\circ}5'' \times 14^{\circ}9'' (3.5 \times 4.5)$

The family room has laminate flooring, a dado rail, a radiator, a TV point, a feature fireplace with a decorative surround and double doors opening out to the rear garden

BASEMENT LEVEL

Cellar One

 17^{4} " × 4^{1} " (5.3 × 1.5)

Cellar Two

 $14^{\circ}9'' \times 13^{\circ}5'' (4.5 \times 4.1)$

Cellar Three

 $14^{\circ}5'' \times 17^{\circ}4'' (4.4 \times 5.3)$

FIRST FLOOR

Landing

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

Cupboard

This space has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

Bedroom One

 $16^{\circ}0" \times 17^{\circ}0" (4.9 \times 5.2)$

The main bedroom has a UPVC double glazed bay window to the front elevation, a further UPVC double glazed window to the front elevation, laminate flooring, a radiator and an on original open fireplace

Bedroom Two

 11^{5} " × 14^{5} " (3.5 × 4.4)

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

Bathroom

 10^{5} " × 6^{6} " (3.2 × 2.0)

The bathroom has a vanity unit wash basin, a corner fitted bath, vinyl flooring, fully tiled walls, a radiator, an in-built cupboard, an extractor fan and a UPVC double glazed obscure window to the side elevation

W/C

 $5^{\circ}6'' \times 2^{\circ}II'' (1.7 \times 0.9)$

This space has a low level dual flush W/C, a radiator, vinyl flooring, fully tiled walls and an obscure window to the side elevation

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a dado rail and provides access to the second floor accommodation

Bedroom Three

 $17^{\circ}8'' \times 11^{\circ}1'' (5.4 \times 3.4)$

The third bedroom has a UPVC double glazed window to the side elevation, laminate flooring, an in-built cupboard and a radiator

Bedroom Four

 9^{6} " × 9^{10} " (2.9 × 3.0)

The fourth bedroom has a UPVC double glazed window to the side elevation, carpeted flooring and a radiator

Loft Room

 $||^*||^* \times 6^* |0|| (3.4 \times 2.1)$

This room has wooden flooring, a radiator and a skylight window

OUTSIDE

To the front of the property is permit parking. To the rear of the property is an enclosed garden with a patio area, a lawn, courtesy lighting, a range of plants and shrubs and brick boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

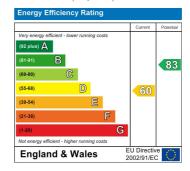
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

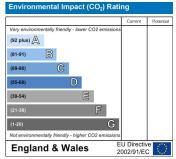
The vendor has advised the following: Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.







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.

© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ info@holdencopley.co.uk www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.