

# HoldenCopley

PREPARE TO BE MOVED

Fourth Avenue, Basford, Nottinghamshire NG7 6JB

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£300,000



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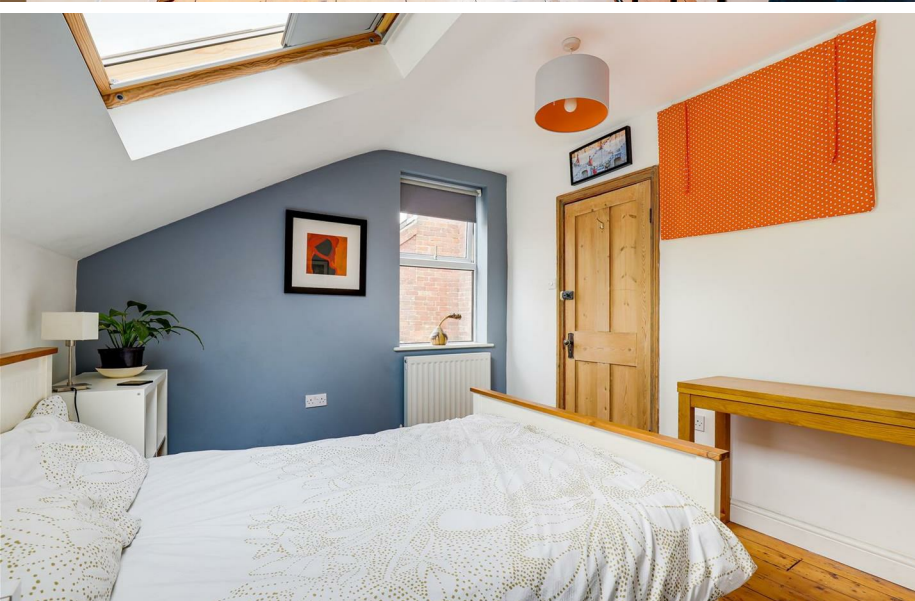
BEAUTIFULLY PRESENTED THROUGHOUT...

This charming three-bedroom end terrace house boasts deceptively spacious accommodation, meticulously maintained and beautifully presented throughout, making it an ideal choice for a wide range of buyers looking to move straight in. The property is conveniently close to a variety of local amenities including shops, excellent transport links, and reputable school catchments. As you enter the house, you are greeted by an entrance hall, leading on to two generous reception rooms, each exuding warmth and character. The fitted kitchen is both stylish and functional, equipped with modern appliances and ample storage. Adjacent to the kitchen is a three-piece bathroom suite, thoughtfully designed for comfort and convenience. The first floor reveals a spacious double bedroom and a luxurious four-piece bathroom suite on this floor is a standout feature, complete with a bathtub and a separate shower, providing a spa-like experience. Additionally, there is a utility room that adds to the practicality of the home. Ascending to the second floor, you will find two more generously sized double bedrooms. This floor also provides access to the loft, offering even more storage options. The basement of the house includes versatile cellar spaces, ideal for extra storage or potential development to suit your needs. Outside, the property offers a driveway, providing convenient off-street parking. To the rear, a private south-facing garden awaits, featuring a patio area perfect for alfresco dining, and a lawn, ideal for children to play or for gardening enthusiasts to enjoy. This outdoor space offers a peaceful sanctuary for relaxation and entertainment, making it a perfect complement to the wonderful interiors of this lovely home.

MUST BE VIEWED





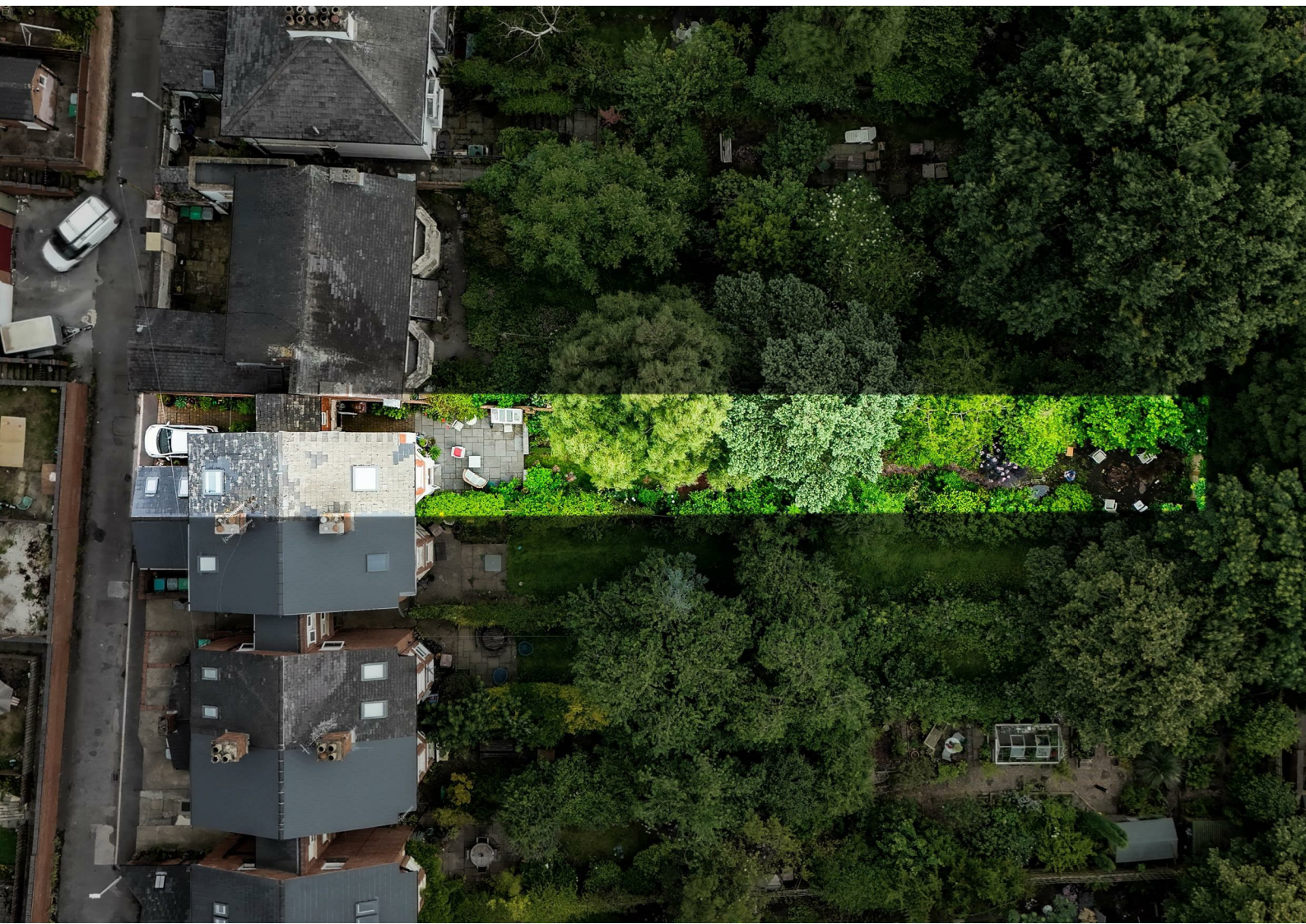


- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bathroom Suites
- Utility Room
- Cellar
- Off Street Parking
- Large Private South Facing Rear Garden
- Must Be Viewed











BASEMENT

**Cellar**  
3'11" x 7'6" (1.21m x 2.31m)  
The cellar has lighting.

**Cellar One**  
5'9" x 11'6" (1.77m x 3.51m)  
The cellar has lighting.

**Cellar Two**  
5'11" x 10'5" (1.81m x 3.20m)  
The cellar has lighting.

GROUND FLOOR

**Porch**  
9'2" x 5'6" (2.79m x 1.68m)

**Entrance Hall**  
4'4" x 4'3" (1.34m x 1.30m)  
The entrance hall has wooden flooring, a radiator, a picture rail and a single wooden door providing access into the accommodation.

**Living Room**  
14'10" x 12'2" (4.54m x 3.72m)  
The living room has two bespoke wooden double-glazed windows to the rear elevation, bespoke wooden double French doors providing access out to the garden, wooden flooring, a radiator, a recessed chimney breast alcove with a log burner and tiled hearth, a picture rail and coving.

**Dining Room**  
11'11" x 22'10" (3.65m x 6.98m)  
The dining room has a bespoke wooden double-glazed half sash window to the front elevation, tiled flooring, underfloor heating and a recessed chimney breast alcove.

**Kitchen**  
6'7" x 10'3" (2.03m x 3.13m)  
The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, a gas hob with an extractor fan, an integrated double oven, space and plumbing for a dishwasher, space for a fridge, tiled flooring, underfloor heating, a bespoke wooden double-glazed hinged window to the side elevation, recessed spotlights and a velux window.

**Shower Room**  
6'7" x 2'11" (2.03m x 0.90m)  
The shower room has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with an electric shower, tiled flooring, an extractor fan, a recessed spotlight and a velux window.

FIRST FLOOR

**Landing**  
7'3" x 5'3" (2.21m x 1.61m)  
The landing has wooden flooring, a picture rail and provides access to the first floor accommodation.

**Master Bedroom**  
14'6" x 12'2" (4.42m x 3.72m)  
The main bedroom has a bespoke wooden half sash double-glazed bay window to the rear elevation, wooden flooring, a radiator, two wall-mounted wall lights, a picture rail and coving.

**Utility Room**  
7'9" x 5'5" (2.38m x 1.66m)  
The utility room has two UPVC double-glazed windows to the front and rear elevations, a radiator and space and plumbing for a washing machine.

**Bathroom**  
10'9" x 10'0" (3.28m x 3.05m)  
The bathroom has a low level flush W/C, a traditional wash basin, a freestanding double ended roll top bath, a walk in shower enclosure with a mains-fed shower, tiled flooring, built-in storage cupboards, a radiator, a chrome heated towel rail, recessed spotlights, an extractor fan and a bespoke wooden half sash double-glazed obscure window to the front elevation.

SECOND FLOOR

**Landing Two**  
6'7" x 5'3" (2.01m x 1.62m)  
The landing has wooden flooring, access to the loft, a picture rail and provides access to the second floor accommodation.

**Bedroom Two**  
12'1" x 10'0" (3.69m x 3.07m)  
The second bedroom has a UPVC double-glazed window to the side elevation, a velux window, wooden flooring, a radiator and a built-in cupboard.

**Bedroom Three**  
11'3" x 12'1" (3.44m x 3.69m)  
The third bedroom has a UPVC double-glazed window to the side elevation, a velux window, carpeted flooring and a radiator.

OUTSIDE

**Front**  
To the front of the property is a driveway.

**Rear**  
To the rear of the property is a private south facing garden with a patio area, a lawn, various plants and shrubs and a greenhouse.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media, Talk Talk
- Broadband Speed - Superfast - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 3G, 4G & 5G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

**DISCLAIMER**  
Council Tax Band Rating - Nottingham City Council - Band B  
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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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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