

HoldenCopley

PREPARE TO BE MOVED

Myrtle Avenue, Forest Fields, Nottinghamshire NG7 6NR

Guide Price £180,000

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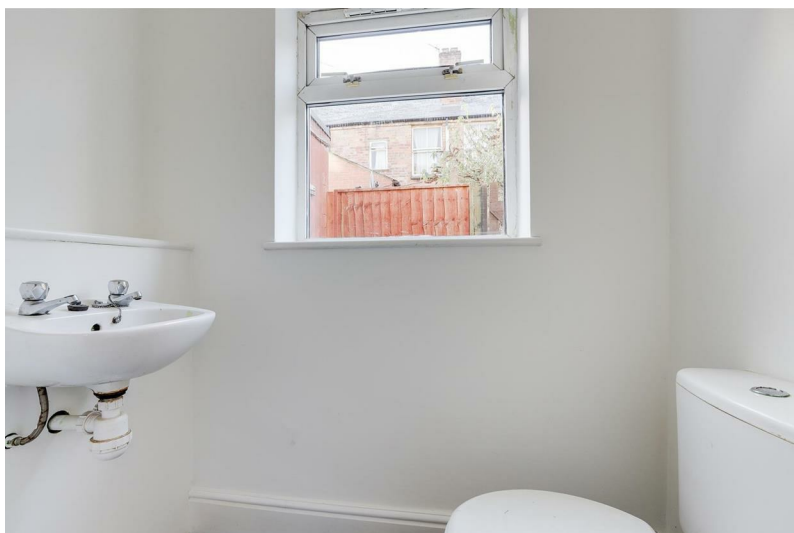


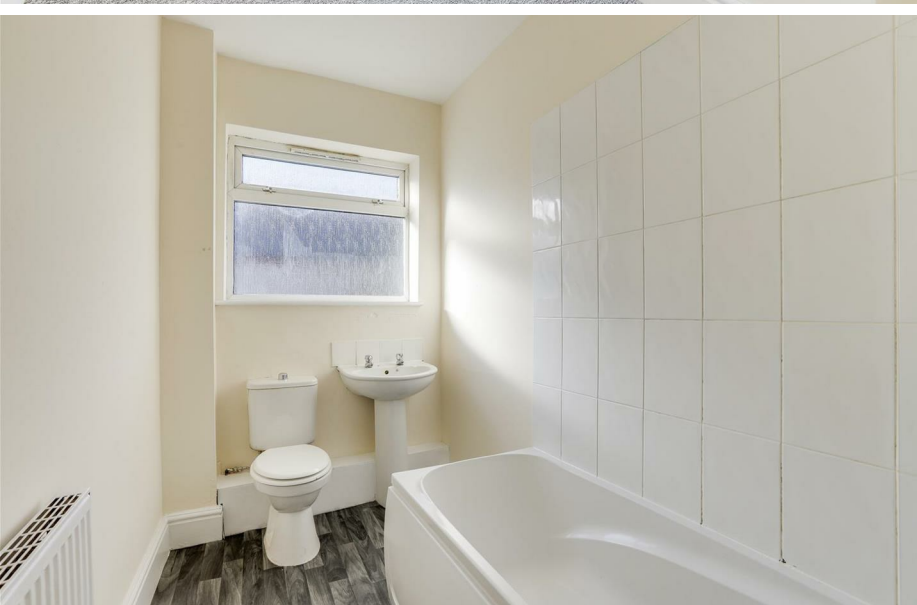
NO UPWARD CHAIN...

GUIDE PRICE- £180,000 - £190,000

This well-presented four/five-bedroom mid-terraced house offers spacious accommodation across three floors and is move-in ready—an ideal purchase for a range of buyers. The property has undergone a thorough renovation, featuring new vinyl and carpeted flooring, redecoration throughout, and upgraded LED light fixtures, while being sold with no upward chain for a hassle-free move. The ground floor comprises a lounge, a dining room/bedroom, a fitted kitchen, and a convenient W/C, with access to a cellar for additional storage. Upstairs, the first floor hosts two bedrooms, both serviced by a bathroom suite, while the second floor features two further well-proportioned bedrooms. Externally, the property benefits from on-street parking to the front and a low-maintenance courtyard to the rear. Situated in a highly convenient location, it is within easy reach of excellent transport links, including nearby tram stops, as well as local shops, schools, and easy access to the City Centre, hospitals, and universities.

MUST BE VIEWED





- Mid-Terraced House
- Four/Five Bedrooms
- Good-Sized Living Room
- Fitted Kitchen
- Ground Floor W/C
- Cellar
- Three-Piece Bathroom Suite
- New Flooring Throughout
- Upgraded LED Light Fixtures
- Re-Decorated Throughout





GROUND FLOOR

Entrance Hall

11'10" x 3'2" (3.62m x 0.98m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, and a single door providing access into the accommodation.

Dining Room / Bedroom Five

14'7" x 8'5" (max) (4.47m x 2.58m (max))

This room has a UPVC double-glazed bay window to the front elevation, a new LED light fixture, coving to the ceiling, a TV point, new carpeted flooring, and a radiator.

Stairs

3'6" x 2'11" (1.09m x 0.91m)

The stairs are newly carpeted and lead to the first floor.

Lounge

13'1" x 12'0" (max) (4.00m x 3.67m (max))

The lounge has a UPVC double-glazed window to the rear elevation, new carpeted flooring, a radiator, a fireplace, and access to the cellar.

Kitchen

9'0" x 5'10" (2.76m x 1.80m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, newly-fitted vinyl flooring, tiled splashback, an LED light fixture, a UPVC double-glazed window to the side elevation, and a single door to access the garden.

W/C

5'4" x 3'0" (1.64m x 0.92m)

This space has a low level flush W/C, a wall-hung wash basin, newly-fitted vinyl flooring, and a UPVC double-glazed window to the rear elevation.

BASEMENT LEVEL

Cellar

15'4" x 12'0" (max) (4.68m x 3.66m (max))

FIRST FLOOR

Landing

12'0" x 5'4" (3.66m x 1.64m)

The landing has new carpeted flooring, a new LED light fixture, an in-built airing cupboard, and provides access to the first floor accommodation.

Bedroom One

11'11" x 11'11" (max) (3.65m x 3.64m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, new carpeted flooring, a new LED light fixture, and a radiator.

Bathroom

10'9" x 5'2" (max) (3.30m x 1.59m (max))

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and a shower screen, newly-fitted vinyl flooring, partially tiled walls, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

10'11" x 6'5" (max) (3.33m x 1.97m (max))

The fourth bedroom has a UPVC double-glazed window to the rear elevation, new carpeted flooring, a new LED light fixture, and a radiator.

SECOND FLOOR

Upper Landing

5'0" x 2'10" (1.53m x 0.88m)

The upper landing has new carpeted flooring and provides access to the first floor accommodation.

Bedroom Two

11'11" x 11'2" (max) (3.65m x 3.42m (max))

The second bedroom has a skylight window, new carpeted flooring, a new LED light fixture, and a radiator.

Bedroom Three

14'5" x 11'11" (max) (4.40m x 3.65m (max))

The third bedroom has a skylight window, new carpeted flooring, a new LED light fixture, and a radiator.

OUTSIDE

To the front of the property is on-street parking and to the rear is an enclosed courtyard fence panelled boundaries and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G 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.

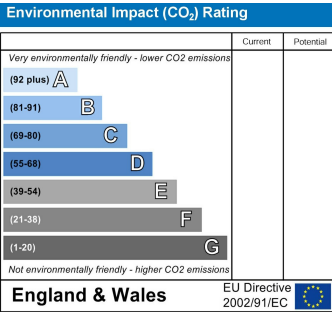
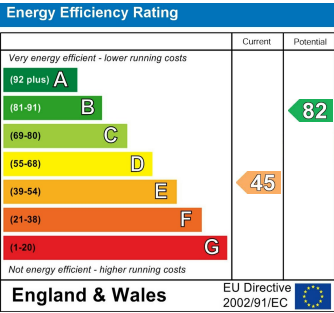
The vendor has advised the following:

Property Tenure is Freehold

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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 licence 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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