

# HoldenCopley

PREPARE TO BE MOVED

Wiverton Road, Forest Fields, Nottinghamshire NG7 6NQ

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Guide Price £220,000

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GUIDE PRICE: £220,000 - £230,000

### DECEPTIVELY SPACIOUS VICTORIAN HOME...

This deceptively spacious semi-detached Victorian property offers a wealth of character, charm, and modern living across three versatile floors, making it an ideal purchase for growing families or those looking for flexible accommodation. Situated in a convenient and well-connected location, the property is just a stone's throw from a range of local amenities, excellent transport links including nearby tram stops, and offers easy access into Nottingham City Centre, as well as Nottingham's universities and the QMC. To the ground floor, the property welcomes you with an entrance porch leading into a hallway, a bright and airy bay-fronted living room, a separate dining room, and a charming breakfast room that flows into the newly fitted contemporary kitchen — complete with a stylish range of units and appliances, perfect for modern-day living. The first floor hosts three bedrooms, all serviced by a recently installed modern bathroom suite and a separate WC for added convenience. The second floor continues to impress with a bedroom featuring an open-plan en-suite, alongside a further spacious bedroom — ideal for guests, a home office or teenagers seeking privacy. Outside, the front of the property benefits from residential on-street parking, while the rear boasts a low-maintenance landscaped courtyard garden, complete with a sheltered seating area, ambient external lighting, and a useful shed, creating the perfect outdoor retreat. A truly versatile and characterful home that must be viewed to be fully appreciated.

MUST BE VIEWED







- Semi-Detached Victorian House
- Five Bedrooms
- Three Reception Rooms
- Newly Fitted Kitchen With Appliances
- Cellar Split Into Three
- Newly Fitted Bathroom & Modern Second Floor En-Suite
- Additional WC
- Low Maintenance Courtyard With Sheltered Seating Area
- Close To Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Porch

3'4" x 2'4" (1.03m x 0.72m)  
The entrance porch has partially tiled walls and a single composite door providing access into the accommodation.

Inner Hall

22'10" max x 5'5" (6.98m max x 1.67m)  
The inner hall has Victorian tile-effect flooring, a radiator, wall-mounted coat hooks, coving to the ceiling, a decorative ceiling arch, carpeted stairs, and access to the cellar.

Living Room

15'0" into bay x 12'0" (4.59m into bay x 3.66m)  
The living room has a double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a feature fireplace with a decorative surround, and a TV point.

Dining Room

12'10" x 10'4" (3.93m x 3.17m)  
The dining room has a double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator.

Breakfast Room

9'2" x 8'7" (2.80m x 2.63m)  
The breakfast room has a double-glazed window to the side elevation, carpeted flooring, a wall-mounted boiler, a chrome heated towel rail, and a radiator.

Kitchen

13'5" x 7'9" (4.09m x 2.37m)  
The kitchen has a range of fitted handleless base and wall units with wooden worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven, a four-ring gas hob with an extractor fan, an integrated dishwasher, a freestanding washing machine, tiled flooring, partially tiled walls, recessed spotlights, double-glazed windows to the side and rear elevation, and a single door providing access to the garden.

BASEMENT

Cellar Entrance

16'0" x 3'10" (4.89m x 1.18m)

Cellar Room One

12'1" x 5'11" (3.69m x 1.81m)

Cellar Room Two

12'1" x 5'10" (3.69m x 1.78m)

FIRST FLOOR

Landing

19'6" x 5'6" (5.95m x 1.68m)  
The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom Two

12'10" x 10'7" (3.92m x 3.24m)  
The second bedroom has a double-glazed window to the rear elevation, laminate flooring, a radiator, and a pedestal wash basin.

Bedroom Four

12'0" x 8'9" (3.66m x 2.67m)  
The fourth bedroom has a double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Five

8'9" x 7'6" (2.68m x 2.31m)  
The fifth bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator, partially tiled walls, and an in-built cupboard.

WC

5'2" max x 3'0" (1.59m max x 0.93m)  
This space has a low level flush WC, a wash basin, partially tied walls, and a UPVC double-glazed obscure window to the side elevation.

Bathroom

9'0" max x 6'8" (2.75m max x 2.05m)  
The bathroom has a concealed dual flush WC combined with a vanity unit wash basin and fitted storage, a wall-mounted LED touch-sensor mirror, a double-ended panelled bathtub with central taps, an overhead twin-rainfall shower and a shower screen, laminate flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

9'3" x 2'7" (2.82m x 0.81m)  
The upper landing has carpeted flooring, an in-built cupboard, eaves storage, and provides access to the second floor accommodation.

Bedroom One With En-Suite

15'8" x 11'4" (4.79m x 3.47m)  
This bedroom has vinyl flooring, a partially vaulted ceiling with two skylight windows, and open plan to the en-suite which comprises a low level dual flush WC, a vanity unit wash basin with fitted storage, a shower cabin with body jets and a mains-fed shower, a heated towel rail, continued vinyl flooring, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

10'7" max x 9'4" (3.24m max x 2.85m)  
The third bedroom has a UPVC double-glazed window to the side elevation, wooden flooring with carpet overlay, a radiator, and a partially vaulted ceiling.

OUTSIDE

To the front of the property is on-street parking and to the rear of the property is a low maintenance courtyard with paved patio, an outdoor tap, a range of plants and shrubs, a sheltered seating area, external lighting, a timber-built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / 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+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

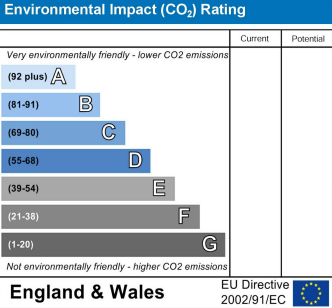
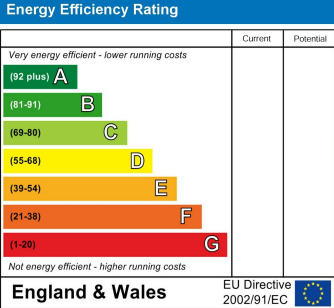
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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 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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