

HoldenCopley

PREPARE TO BE MOVED

Exeter Road, Forest Fields, Nottinghamshire NG7 6LR

£160,000

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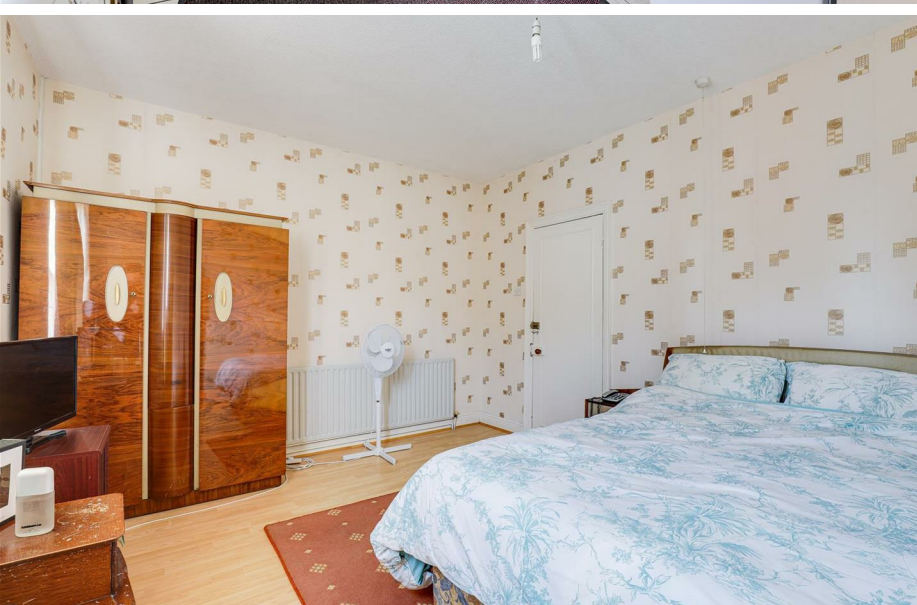


NO UPWARD CHAIN...

This spacious three-bedroom end-terrace home is full of potential and perfectly suited for first-time buyers as it is offered with no upward chain. Conveniently located close to the city centre, it offers excellent access to local amenities, shops, and transport links, making it ideal for commuters. Set in a residential area, the property boasts generous living space across three floors. The ground floor features an entrance hall, two spacious reception rooms—each with fireplaces—and a fitted kitchen with access to a cellar for additional storage. Upstairs, the first floor comprises two well-proportioned double bedrooms and a three-piece bathroom suite. The second floor offers a further generously sized double bedroom. Outside, the property benefits from a low-maintenance courtyard to the front and access to off-street parking. This property is a fantastic opportunity to add your own personal touch and create a lovely home.

MUST BE VIEWED!





- End-Terrace House
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Excellent Transport Links
- No Upward Chain
- Close To City Centre
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3’0" x 11’8" (0.93m x 3.56m)

The entrance hall has wood-effect flooring, carpeted stairs, coving to the ceiling, a decorative ceiling arch, a radiator, and a single wooden door with a glass insert providing access into the accommodation.

Living Room

10’9" x 14’7" (3.28m x 4.45m)

The living room has carpeted flooring, coving to the ceiling, a radiator, a fireplace with a decorative surround, internal obscure windows, and a UPVC double-glazed bay window to the front elevation.

Dining Room

11’2" x 12’3" (3.42m x 3.74m)

The dining room has carpeted flooring, coving to the ceiling, space for a dining table, a TV point, a fireplace with a decorative surround, and a UPVC double-glazed window to the rear elevation.

Kitchen

10’6" x 8’11" (3.21m x 2.72m)

The kitchen has fitted wall and base units with rolled-edge worktops, a stainless steel sink and drainer, a wall-mounted boiler, an extractor fan, space for a fridge freezer, space for a cooker, space and plumbing for a washing machine, access to the cellar, partially tiled walls, a UPVC double-glazed window to the side elevation, and a single wooden door providing side access.

BASEMENT

Cellar One

2’8" x 15’0" (0.81m x 4.57m)

This space has lighting.

Cellar Two

11’5" x 11’0" (3.50m x 3.36m)

This space has lighting.

FIRST FLOOR

Landing

12’4" x 2’4" (3.76m x 0.73m)

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

Master Bedroom

14’4" x 11’5" (4.37m x 3.48m)

The master bedroom has wood-effect flooring, a radiator, an in-built cupboard, a TV point, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

8’11" x 12’5" (2.72m x 3.79m)

The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

10’8" x 9’0" (3.27m x 2.76m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a wood panelled bath with an over head electric shower, a radiator, carpeted flooring, an in-built cupboard, floor to ceiling partially tiled walls, and a UPVC double-glazed obscure window the the rear elevation.

SECOND FLOOR

Upper Landing

2’8" x 2’8" (0.82m x 0.82m)

The upper landing has wood effect flooring and provides access to the second floor accommodation.

Bedroom Three

18’3" x 10’6" (5.58m x 3.22m)

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

OUTSIDE

Front

To the front of the property is a low maintained courtyard and access to on-street parking.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

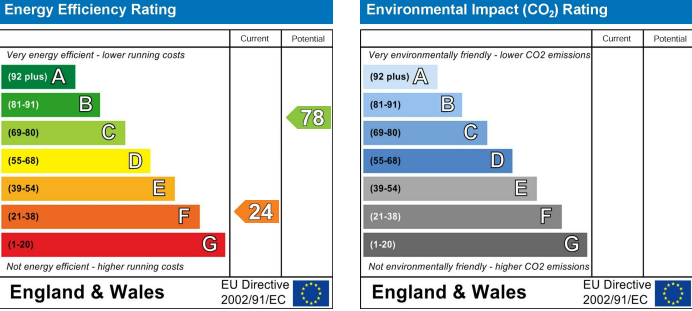
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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