

HoldenCopley

PREPARE TO BE MOVED

Stansfield Street, Lenton, Nottinghamshire NG7 2AU

£180,000

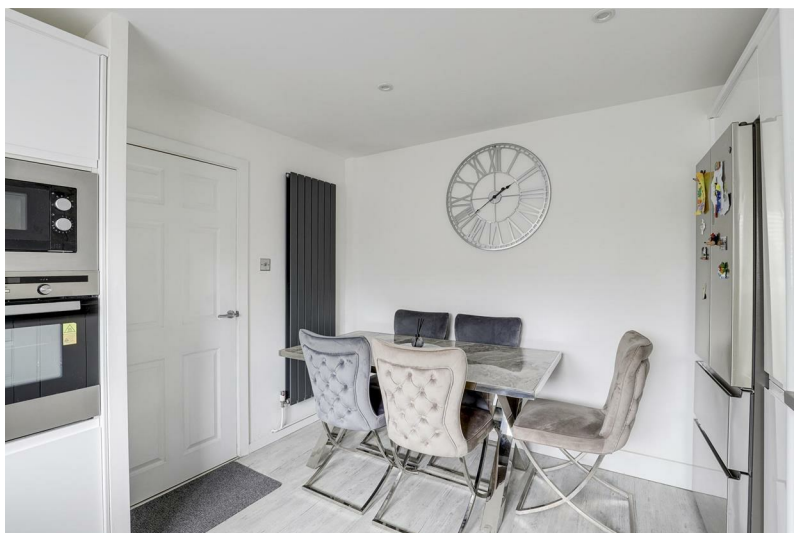
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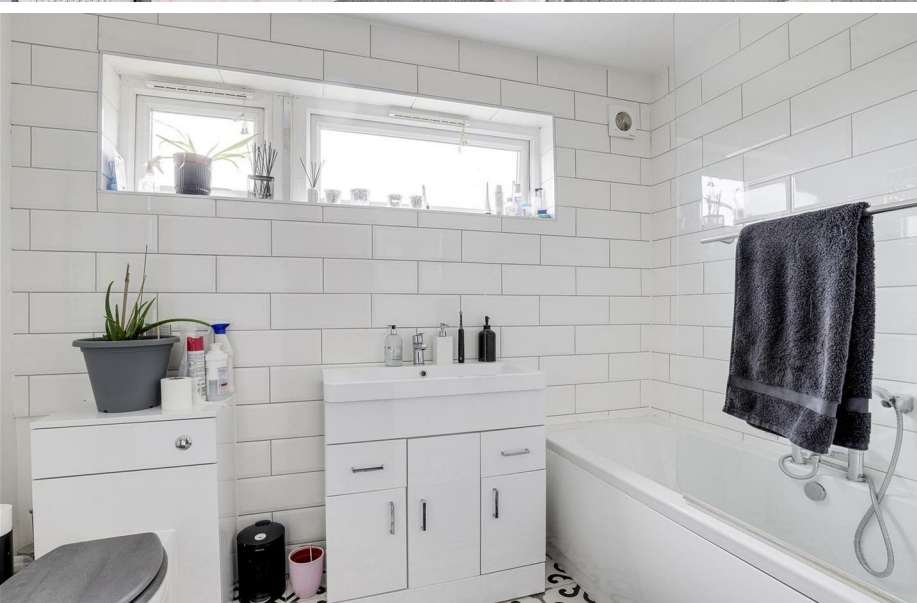


WELL PRESENTED THROUGHOUT...

This well-presented two-bedroom mid-terrace house is a great find for a variety of buyers such as first time buyers, investors, or small families, offering spacious accommodation ideal for couples or working professionals. Set in the popular area of Lenton, the property is within close proximity to local shops, eateries, the Queen's Medical Centre and excellent transport links to Nottingham City Centre. Internally, the ground floor of this property is home to the modern fitted kitchen finished with gloss handleless cabinets and space for a dining table, and the cosy living room with a wall-mounted fireplace and double French doors leading out to the rear garden. Upstairs, this house offers two double bedrooms serviced by a three piece bathroom suite. Externally, to the front of the property is a lawned garden, and to the rear is a private enclosed garden with a paved patio seating area and a lawn - perfect for enjoying the outdoors.

MUST BE VIEWED





- Mid Terrace Property
- Two Double Bedrooms
- Modern Fitted Kitchen & Dining Space
- Cosy Living Room With Fireplace
- Three Piece Bathroom Suite
- Ample Storage
- Enclosed Lawned Garden
- Convenient Location
- Ideal For First Time Buyers
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'1" max x 6'2" (3.99m max x 1.90m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, and a single composite door providing access into the accommodation.

Kitchen

12'9" x 10'11" (3.91m x 3.35m)

The kitchen has a range of fitted handleless gloss base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and a drainer, an integrated five-ring hob with a tiled splashback and an angled extractor fan, an integrated microwave and oven, space and plumbing for a washing machine, space for an American style fridge freezer, laminate flooring, a vertical radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

Living Room

17'8" x 10'3" (5.40m x 3.14m)

The living room has laminate flooring, a wall-mounted fireplace, a vertical radiator, a UPVC double-glazed window to the rear elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

10'5" max x 8'4" (3.19m max x 2.56m)

The landing has laminate flooring, an in-built storage cupboard, access to the boarded loft, and provides access to the first floor accommodation.

Master Bedroom

17'8" max x 9'9" (5.40m max x 2.99m)

The main bedroom has laminate flooring, two radiators, and two UPVC double-glazed windows to the rear elevation.

Bedroom Two

13'6" max x 8'11" (4.14m max x 2.74m)

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

Bathroom

8'11" x 5'8" (2.72m x 1.73m)

The bathroom has a concealed low level dual flush W/C, a vanity style wash basin with a mixer tap, a panelled double-ended bath with a wall-mounted electric handheld shower fixture, vinyl flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a lawned garden with a pathway and metal fenced boundaries.

Rear

To the rear of the property is a lawned rear garden with a paved patio seating area, gated access and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

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 A

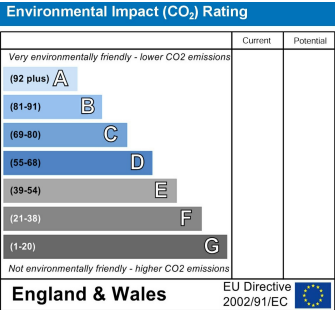
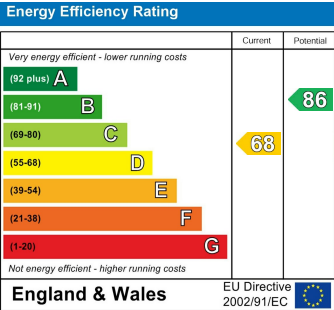
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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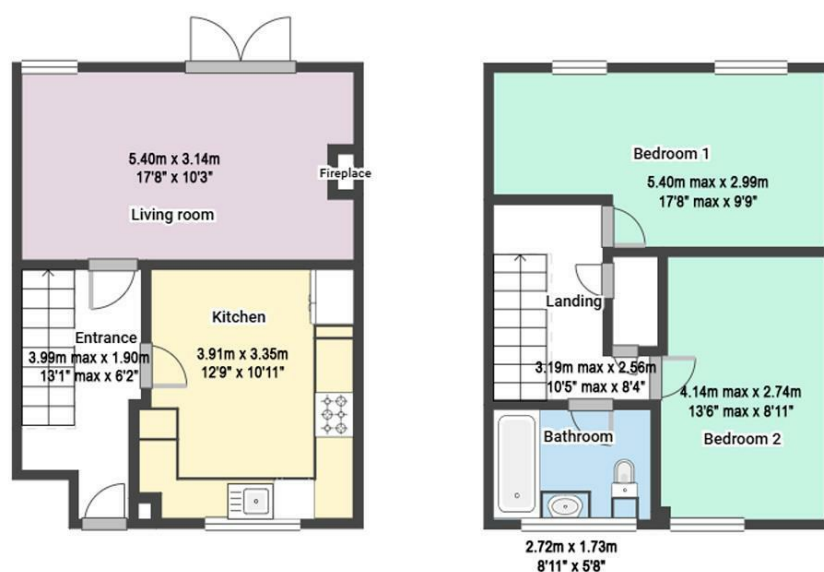
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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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