

HoldenCopley

PREPARE TO BE MOVED

Cedar Road, Forest Fields, Nottinghamshire NG7 6NS

Guide Price £160,000 - £165,000

Cedar Road, Forest Fields, Nottinghamshire NG7 6NS



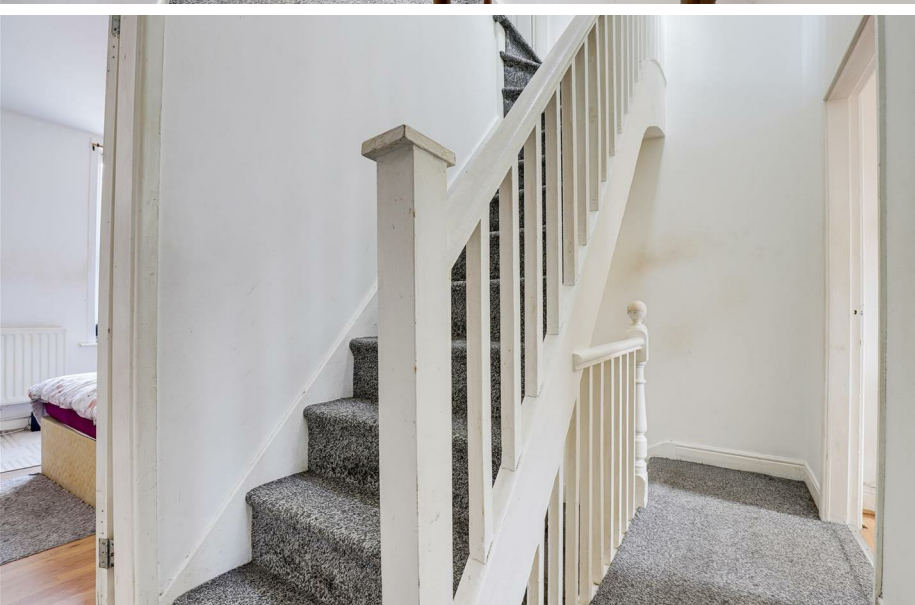
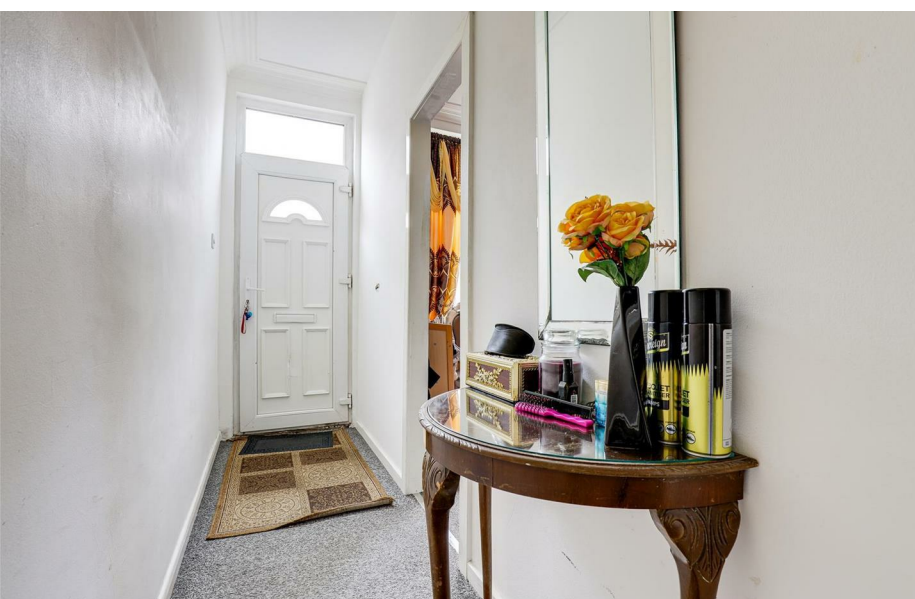
GUIDE PRICE £160,000 - £165,000

NO UPWARD CHAIN...

This well-proportioned three-bedroom mid-terraced home spans three floors and offers an abundance of space throughout, making it an ideal purchase for a savvy investors looking to add to their portfolio. Coming to the market with no upward chain, this property is ready for you to move straight in and make it your own. Perfectly positioned in a popular and convenient location, this home is within close proximity to a range of excellent transport links, local amenities, the City Centre, Nottingham Universities and the City Hospital. To the ground floor, the property comprises an entrance hall, two generous reception rooms and a spacious fitted kitchen with access down to the cellar—offering additional storage or potential for conversion (subject to relevant permissions). The first floor hosts two good-sized bedrooms, both serviced by a three-piece family bathroom suite, while the third bedroom is located on the second floor, creating a perfect guest room, office, or master suite. Outside, the property benefits from on-street parking to the front and a private, low-maintenance garden to the rear—ideal for relaxing or entertaining.

MUST BE VIEWED





- Three Storey Terraced House
- Three Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Three Piece Bathroom Suite
- Plenty Of Potential
- On Street Parking
- Low Maintenance Garden
- Sold With Tenants In Situ
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'8" x 2'11" (3.56m x 0.89m)

The entrance hall has carpeted flooring, coving to the ceiling and a UPVC double glazed door providing access into the accommodation.

Living Room

11'6" x 8'6" (3.52m x 2.60m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Dining Room

11'9" x 11'4" (3.59m x 3.47m)

The dining room has, a UPVC double glazed window to the rear elevation, a wall mounted radiator, carpeted flooring, and provides access to the cellar

Kitchen

5'9" x 13'10" (1.77m x 4.22m)

The kitchen has a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, space for a freestanding cooker, space for a fridge freezer, a wall-mounted boiler, partially tiled walls, tiled flooring, a UPVC double glazed window, and a single door to the rear garden.

FIRST FLOOR

Landing

11'5" x 5'3" (3.50m x 1.61m)

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

Master Bedroom

11'6" x 11'5" (3.52m x 3.50m)

The main bedroom has wood effect flooring, a wall mounted radiator, and a UPVC double glazed window to the front elevation

Bedroom Two

9'3" x 6'6" (2.83m x 1.99m)

The two bedroom has wood effect flooring, a wall mounted radiator, and a UPVC double glazed window to the rear elevation

Bathroom

9'3" x 4'7" (2.82m x 1.40m)

The bathroom has a low level flush W/C, a wall mounted radiator, a pedestal wash basin, a panelled bath with a handheld shower, a built-in cupboard, an extractor fan, partially tiled walls, wood-effect flooring, and a UPVC double glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Three

11'5" x 11'5" (3.48m x 3.48m)

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

OUTSIDE

Front

To the front of the property is access to on street parking

Rear

To the rear of the property is a courtyard style garden with artificial grass and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

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.

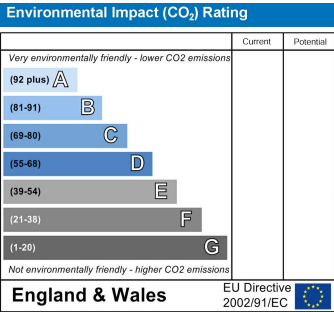
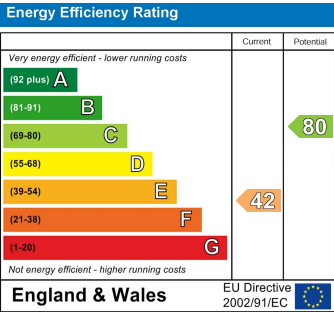
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Cedar Road, Forest Fields, Nottinghamshire NG7 6NS

HoldenCopley
PREPARE TO BE MOVED



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.

© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.