

HoldenCopley

PREPARE TO BE MOVED

Exeter Road, Forest Fields, Nottinghamshire NG7 6LP

Guide Price £150,000 - £160,000

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NO UPWARD CHAIN...

This three bedroom mid-terraced house is offered to the market with no upward chain and would make an ideal purchase for a variety of buyers — whether you're a first-time buyer eager to get onto the property ladder, a growing family looking for extra space, or an investor seeking a property in a sought-after location. Positioned in a convenient spot close to a range of local amenities including shops, schools and excellent transport links, this home also benefits from being just a short distance from the City Centre, Universities and Hospitals — perfect for those needing quick access in and out of town. The accommodation is set across three storeys, offering plenty of versatility and room to grow. To the ground floor there are two reception rooms, a fitted kitchen, a separate utility room and access down to a cellar split into two sections. Upstairs, the first floor hosts two good-sized bedrooms and a three-piece bathroom suite, while the second floor offers a further spacious double bedroom. Outside, there is on-street parking to the front and an enclosed, low maintenance courtyard to the rear.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Separate Utility Room
- Cellar
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Sold As Seen
- Convenient Location





GROUND FLOOR

Living Room

11'4" x 11'3" (3.46 x 3.44)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a wall-mounted security alarm, a radiator, and a single composite door providing access into the accommodation.

Dining Room

11'10" x 11'5" (3.62 x 3.50)

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

Kitchen

11'7" x 5'7" (3.54 x 1.72)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker, a radiator, tiled splashback, a wall-mounted boiler, and a UPVC double-glazed window to the side elevation.

Utility Room

5'7" x 5'4" (1.71 x 1.63)

The utility room has a UPVC double-glazed window to the side elevation, a fitted worktop, space and plumbing for a washing machine, space for a fridge freezer, vinyl flooring, an extractor fan, and a single composite door providing access to the garden.

BASEMENT LEVEL

Cellar

11'5" x 4'11" (3.50 x 1.51)

The cellar has lighting.

Cellar

11'6" x 6'2" (3.51 x 1.90)

FIRST FLOOR

Landing

9'0" x 2'7" (2.75 x 0.81)

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

Bedroom Two

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

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

Bedroom Three

9'6" x 5'5" (2.92 x 1.67)

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

Bathroom

9'3" x 5'7" (2.84 x 1.72)

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

SECOND FLOOR

Upper Landing

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

Master Bedroom

18'6" x 8'6" (5.66 x 2.61)

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

OUTSIDE

To the front of the property is on-street parking and to the rear is an enclosed low maintenance garden.

ADDITIONAL INFORMATION

- Broadband Networks Available - 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 Area - Very low risk
- Non-Standard Construction – No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

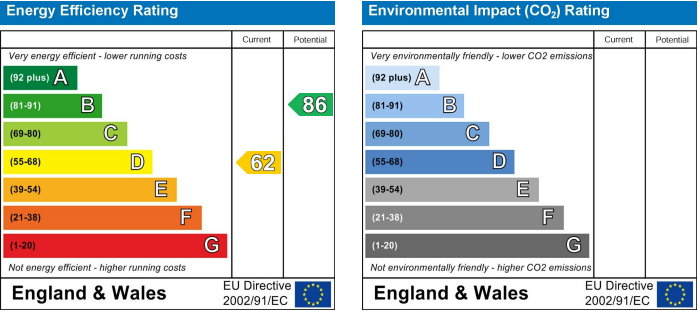
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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