

HoldenCopley

PREPARE TO BE MOVED

Harcourt Road, Forest Fields, Nottinghamshire NG7 6PX

Guide Price £140,000 - £150,000

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NO UPWARD CHAIN...

This two-bedroom end-terraced house is offered to the market with no upward chain, making it an ideal choice for first-time buyers ready to step onto the property ladder or investors seeking a straightforward addition to their portfolio. Enjoying a convenient location with excellent transport links close by — including tram stops and easy routes into the City Centre, Universities, and Hospitals. Inside, the ground floor features a comfortable living room, a spacious kitchen diner, a rear porch, and access to the cellar split into two. Upstairs, you'll find two bedrooms providing a blank canvas to add your own style serviced by a three-piece bathroom suite. Outside, there's on-street parking to the front and a small enclosed yard to the rear.

MUST BE VIEWED





- End-Terraced House
- Two Bedrooms
- Living Room With Fireplace
- Kitchen Diner
- Cellar
- Three-Piece Bathroom Suite
- UPVC Double-Glazing Throughout
- Enclosed Garden
- Excellent Transport Links
- Sold As Seen





GROUND FLOOR

Living Room

11'0" x 10'5" (max) (3.37m x 3.18m (max))

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a TV point, a feature fireplace, a radiator, and a single composite door providing access into the accommodation.

Kitchen/Diner

13'5" x 11'0" (max) (4.09m x 3.36m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space for various other appliances, space for a dining table, tiled flooring, partially tiled walls, a radiator, access to the cellar, and a UPVC double-glazed window to the rear elevation.

Back Entry

5'6" x 3'1" (1.70m x 0.95m)

The rear porch has tiled flooring, a fitted worktop, a UPVC double-glazed window to the rear elevation, and a single door providing access to the garden.

BASEMENT LEVEL

Cellar

13'5" x 11'1" (max) (4.11m x 3.40m (max))

The cellar is split into two sections and has lighting.

FIRST FLOOR

Landing

8'3" x 5'6" (max) (2.54m x 1.70m (max))

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

Bedroom One

11'1" x 10'5" (max) (3.38m x 3.19m (max))

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

Bedroom Two

10'7" x 5'9" (3.23m x 1.76m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and an airing cupboard which houses the boiler.

Bathroom

7'6" x 4'10" (2.30m x 1.49m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath, a shower curtain and rail, partially tiled walls, wood-effect flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

To the front of the property is on-street parking and to the rear is an enclosed garden with patio, various plants, rockery, brick walled boundaries, and gated access.

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.

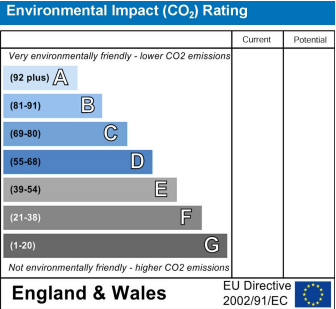
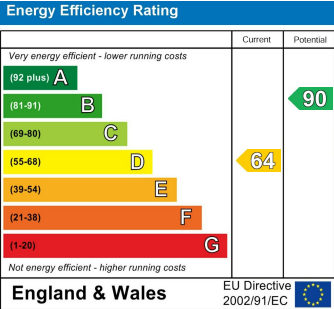
The vendor has advised the following:

Property Tenure is Freehold

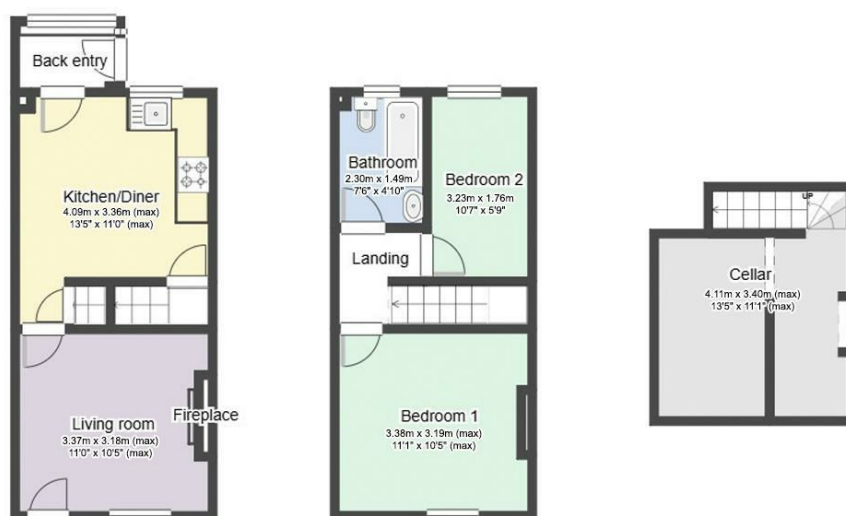
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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