

# HoldenCopley

PREPARE TO BE MOVED

Lismore Close, Nottingham, Nottinghamshire NG7 3BW

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Guide Price £140,000 - £160,000



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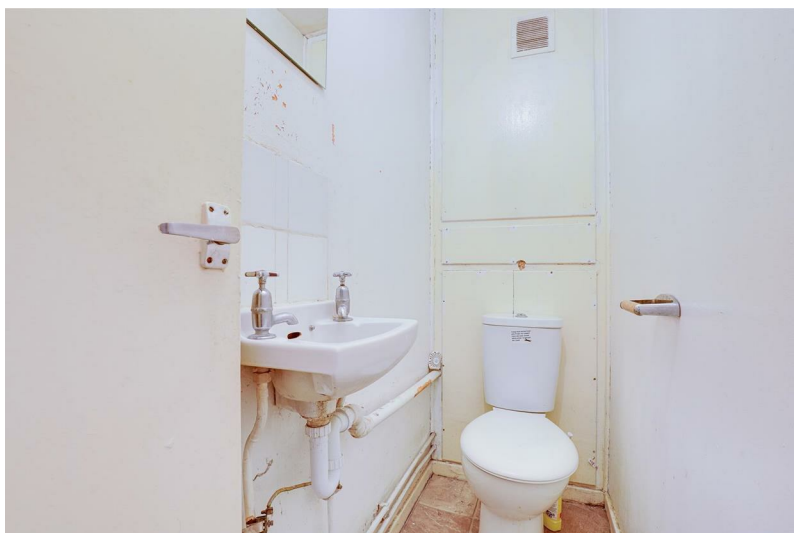


GUIDE PRICE £140,000 - £150,000

NO UPWARD CHAIN...

This three-storey end-terrace house offers spacious and versatile accommodation throughout, making it an ideal choice for a first-time buyer looking to take their first step onto the property ladder. Offered to the market with no upward chain, this home is ready for immediate occupation. Situated in a well-connected location, the property is just a short distance from a range of local shops, excellent transport links, great schools, and Nottingham City Centre—making it perfect for professionals or young families alike. To the ground floor, the property comprises an entrance hall and a fitted kitchen. The first floor benefits from a spacious reception room, a double bedroom, and a separate W/C. The second floor hosts two further double bedrooms and a three-piece bathroom suite. Outside, the property enjoys a driveway providing off-street parking for one vehicle to the front.

MUST BE VIEWED







- End-Terrace House
- Three Double Bedrooms
- Well Appointed Fitted Kitchen
- Spacious Reception Room
- First Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs and a single wooden door providing rear access into the accommodation.

Kitchen

15'0" x 10'7" (4.58m x 3.23m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation and a UPVC single door providing front access into the accommodation.

FIRST FLOOR

Landing

8'9" x 2'9" (2.69m x 0.84m)

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

Living Room

11'0" x 14'8" (3.37m x 4.49m)

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a brick surround and stone hearth.

Master Bedroom

13'1" x 10'11" (4.00m x 3.35m)

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

W/C

6'6" x 2'6" (1.99m x 0.77m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback and tiled flooring.

SECOND FLOOR

Landing

13'4" x 2'9" (4.07m x 0.84m)

The landing has carpeted flooring, two built-in cupboards, access into the loft and provides access to the second floor accommodation.

Bedroom Two

10'11" x 12'3" (3.35m x 3.74m)

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

Bedroom Three

10'11" x 10'11" (3.34m x 3.35m)

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

Bathroom

7'11" x 4'7" (2.43m x 1.41m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with an electric shower, wood-effect flooring, partially tiled walls, a radiator and an extractor fan.

OUTSIDE

Outside to the front is a driveway with space for one vehicle.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central 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 – All 4G & 5G & some 3G available

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.

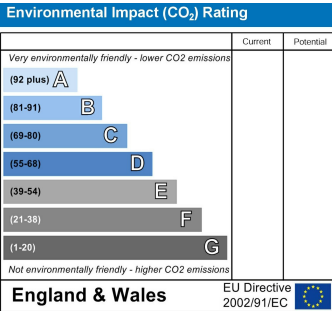
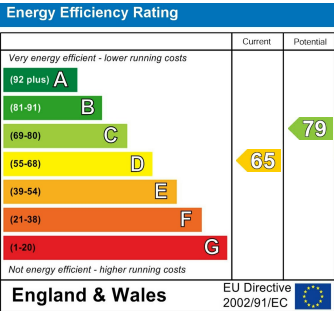
The vendor has advised the following:

Property Tenure is Freehold

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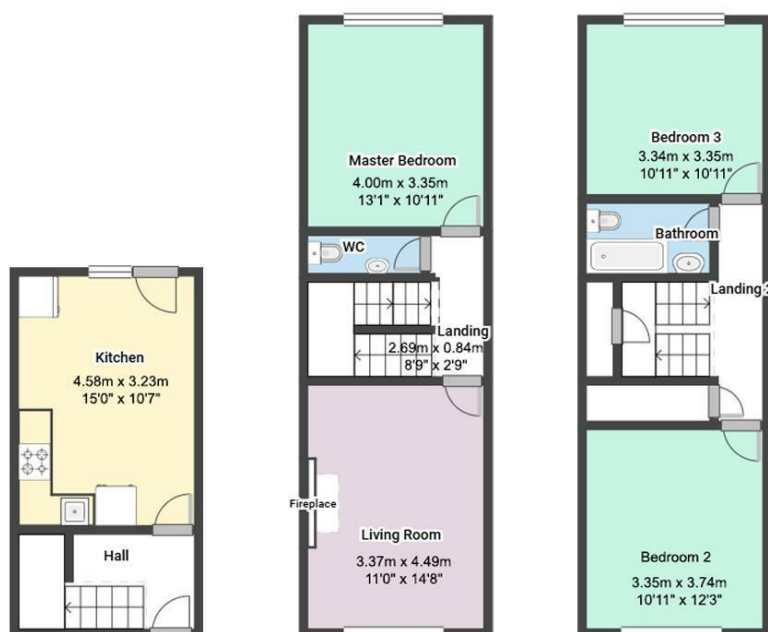
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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