

HoldenCopley

PREPARE TO BE MOVED

Kimbolton Avenue, Lenton, Nottinghamshire NG7 1PT

Guide Price £240,000 - £280,000

Kimbolton Avenue, Lenton, Nottinghamshire NG7 1PT



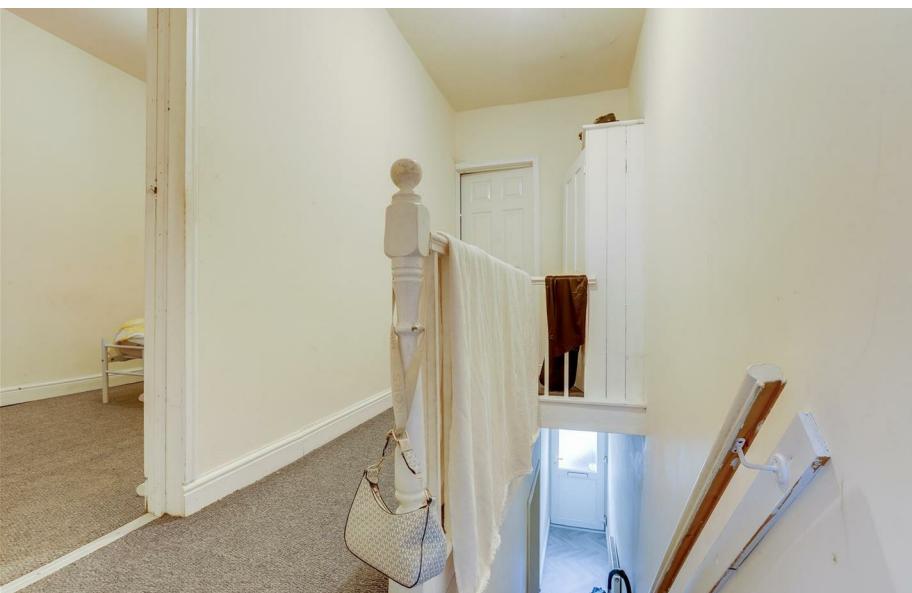
GUIDE PRICE £240,000 - £260,000

NO UPWARD CHAIN...

This mid-terraced house located in a popular residential area, offering excellent access to Nottingham City Centre and a range of local amenities. This property presents an ideal opportunity for buyers looking to add their own personal touch and is being sold with no upward chain. On the ground floor, the property opens into an entrance hall, leading to a bay-fronted living room and a separate dining room, which in turn provides access to the kitchen. From the kitchen, there is access to the rear garden. The first floor comprises two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property benefits from a small courtyard to the front and an enclosed courtyard to the rear, featuring fence-panelled boundaries and gated access, providing both privacy and security.

MUST BE VIEWED





- Mid Terraced House
- Two Double Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Yard
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'2" x 2'11" (3.71m x 0.89m)

The entrance hall has Herringbone-style flooring, carpeted stairs, a radiator, and a door providing access into the accommodation.

Living Room

14'1" x 10'10" (max) (4.30m x 3.31m (max))

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, and carpeted flooring.

Dining Room

12'5" x 11'1" (max) (3.79m x 3.39m (max))

The dining room has a UPVC double glazed windows to the rear elevation, a radiator, a TV point, and Herringbone-style flooring.

Kitchen

10'11" x 8'5" (3.35m x 2.57m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob, a wall-mounted boiler, space and plumbing for a washing machine, space for a fridge freezer, an in-built cupboard, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the rear and side elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

12'5" x 5'4" (3.81m x 1.63m)

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

Bedroom One

14'1" x 11'1" (max) (4.31m x 3.40m (max))

The first bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'5" x 8'3" (max) (3.81m x 2.54m (max))

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

Bathroom

10'11" x 8'4" (max) (3.35m x 2.55m (max))

The bathroom has two obscure windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a radiator partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small courtyard.

Rear

To the rear of the property is an enclosed courtyard with fence panelled boundary, 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 1000Mbps and Upload

Speed 100Mbps

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

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 - Gedling Borough Council - Band G

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.

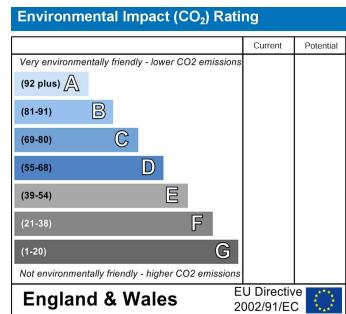
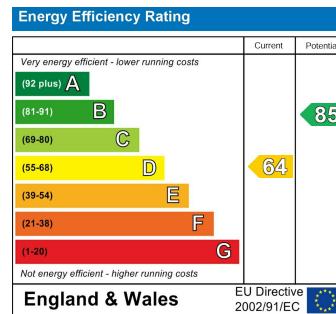
The vendor has advised the following:

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.



HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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 1: 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.