

HoldenCopley

PREPARE TO BE MOVED

Lenton Avenue, The Park, Nottinghamshire NG7 IDY

Guide Price £325,000 - £375,000

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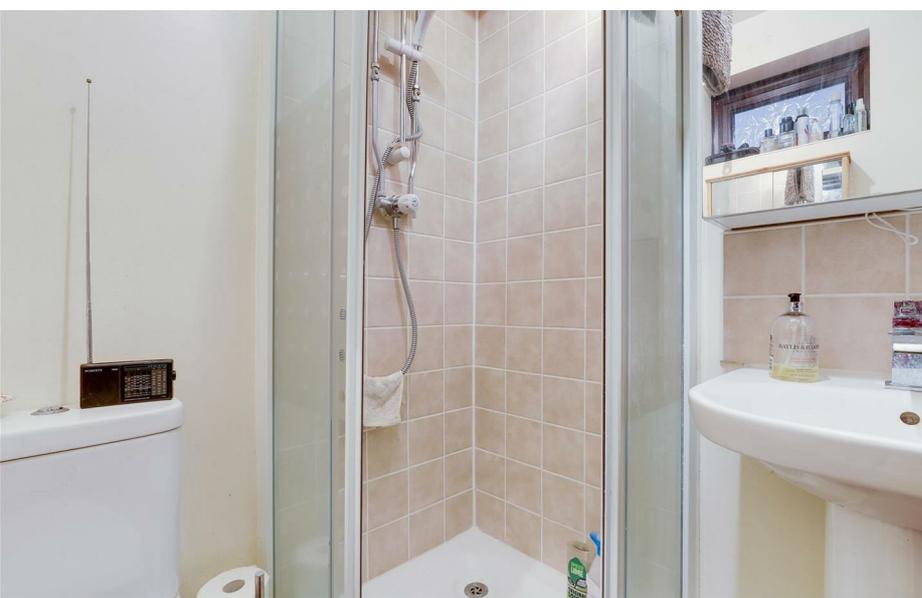
GUIDE PRICE £325,000 - £350,000

LOCATION, LOCATION, LOCATION...

Nestled in a highly sought-after location, this three-bedroom semi-detached townhouse offers the perfect canvas for those with a discerning eye and a penchant for transformation. Boasting a functional layout, the ground floor features a welcoming porch leading into a spacious hallway, presenting the master bedroom, a generously-sized second bedroom and a conveniently placed shower room. Ascending to the first floor reveals an inviting living room seamlessly merging with a dining area, creating an open and airy space ideal for both relaxation and entertainment. The fitted kitchen/diner completes this floor, providing a practical hub for culinary endeavours. The second floor hosts the third bedroom, a versatile study and a three-piece bathroom suite, ensuring ample space for personalisation. Additionally, a valuable loft space awaits your creative touch. Outside, a convenient carport enhances the property's practicality. Located in the sought after area of The Park which is a well known desirable part of Nottingham and is within close proximity to a range of shops, eateries and just a stones throw away from the tourist attraction of Nottingham Castle. This residence, with its prime location and untapped potential, is a rare gem waiting to be polished into your dream home.

MUST BE VIEWED





- Semi-Detached Townhouse
- Three Bedrooms & A Study
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Ground Floor Shower Room
- Three-Piece Bathroom Suite
- Car Port
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

3'11" x 3'2" (1.21 x 0.99)

The porch has tiled flooring and a single door providing access into the accommodation

Hallway

16'0" x 8'5" (4.88 x 2.58)

The hallway has carpeted flooring and a radiator

Master Bedroom

15'7" x 8'2" (4.76 x 2.50)

The master bedroom has carpeted flooring, a radiator and a single door providing access to the car port

Bedroom Two

11'8" x 11'2" (3.56 x 3.42)

The second bedroom has carpeted flooring, a radiator and a double glazed window to the front elevation

Shower Room

4'11" x 4'11" (1.51 x 1.50)

The shower room has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a heated towel rail, tiled flooring, partially tiled walls and an obscure window to the side elevation

FIRST FLOOR

Landing

6'0" x 3'2" (1.84 x 0.97)

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

Living Room

15'7" x 11'3" (4.77 x 3.45)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, a double glazed bay window to the front elevation and is open plan to the dining room

Dining Room

13'3" x 12'10" (4.05 x 3.93)

The dining room has carpeted flooring, a radiator and a double glazed window to the front elevation

Kitchen/Diner

15'7" x 8'2" (4.76 x 2.51)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, tiled splashback, a radiator and a double glazed window to the side elevation

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator, a Velux window and provides access to the second floor accommodation

Bedroom Three

12'11" x 9'7" (3.95 x 2.94)

The third bedroom has a radiator and a Velux window

Study

9'0" x 8'10" (2.75 x 2.70)

The study has carpeted flooring, an in-built storage cupboard, a radiator, an oval window to the side elevation and a Velux window

Bathroom

6'5" x 5'5" (1.98 x 1.67)

The bathroom has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a panelled bath with a hand-held shower fixture, a heated towel rail, tiled walls and a Velux window

Loft Space

15'8" x 8'1" (4.78 x 2.47)

The loft space has a wall-mounted boiler and provides ample storage space

OUTSIDE

Front

To the front of the property there is access to on-street parking and access to the car port providing off-road parking

Car Port

14'4" x 8'0" (4.39 x 2.45)

The car port provides ample off-road parking and an up-and-over door providing access

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band E

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.

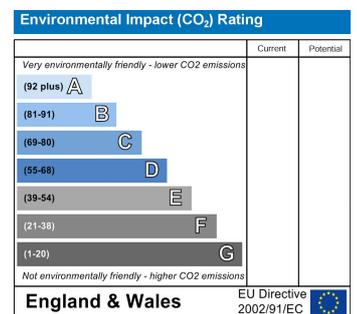
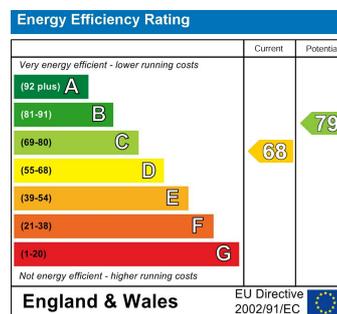
The vendor has advised the following:

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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