

HoldenCopley

PREPARE TO BE MOVED

Lawrence Avenue, Colwick, Nottinghamshire NG4 2GS

Guide Price £180,000

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GUIDE PRICE £180,000 - £200,000

PLENTY OF POTENTIAL WITH NO UPWARD CHAIN...

This two-bedroom semi-detached home is offered to the market with no upward chain and presents a fantastic opportunity for a variety of buyers – whether you're a first-time buyer looking to step onto the property ladder, someone looking to downsize, or an investor seeking a home with great potential to add value. Internally, the accommodation comprises an entrance hall, a fitted kitchen, and a spacious living room with sliding patio doors leading into a bright and airy conservatory, offering the perfect space to relax or entertain. To the first floor, there are two bedrooms, both serviced by a three-piece bathroom suite. The layout offers excellent scope for modernisation or personalisation, making it ideal for those looking to make a home their own. Outside, the property benefits from a neat front garden with a lawn and gated side access to a rear garden featuring a lawned area, gravelled section, and a private driveway for off-street parking, accessed via double gates. Located on a quiet cul-de-sac in a popular residential area, the home is close to a range of local shops, schools, and amenities, with excellent transport links into Nottingham City Centre. It's also within easy reach of the scenic Colwick Country Park, ideal for outdoor activities and leisure.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three-Piece Bathroom Suite
- Driveway For Off-Street Parking
- Enclosed Rear Garden
- No Upward Chain
- Convenient Location





GROUND FLOOR

Entrance Hall

6'0" x 10'9" (1.83m x 3.30m)

The entrance hall has laminate flooring, carpeted stairs, a double-glazed window to the front elevation, and a composite single door providing access into the accommodation.

Kitchen

5'6" x 9'9" (1.68m x 2.98m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink, an integrated oven with a gas hob and extractor fan, tiled splashback, a wall-mounted boiler, a radiator, laminate flooring, and a UPVC double-glazed window to the front elevation.

Living Room

14'9" x 11'10" (4.52m x 3.61m)

The living room has carpeted flooring, a feature fireplace set on a hearth with a decorative surround, an in-built cupboard, a radiator, and sliding patio doors opening into the conservatory.

Conservatory

8'10" x 11'4" (2.70m x 3.46m)

The conservatory has a polycarbonate roof, tiled flooring, UPVC double-glazed windows to the side and rear elevations, and double French doors opening out onto the rear garden.

FIRST FLOOR

Landing

6'0" x 7'1" (1.85m x 2.16m)

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

Master Bedroom

9'2" x 11'10" (2.81m x 3.63m)

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

Bedroom Two

7'9" x 11'10" (2.38m x 3.62m)

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

Bathroom

5'6" x 7'1" (1.68m x 2.16m)

The bathroom has a low-level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with a mains-fed shower and handheld showerhead, a chrome heated towel rail, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a small garden with a natural lawn, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a gravelled area and a driveway for off-street parking accessed via side gates.

ADDITIONAL INFORMATION

Broadband Networks - 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 – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

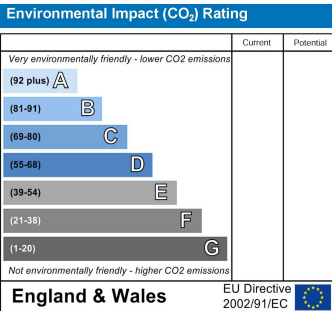
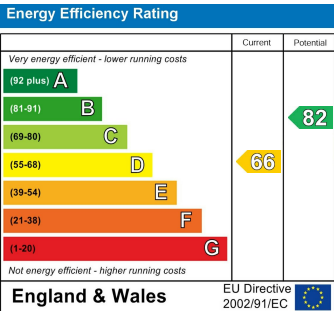
DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B
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.

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.



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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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