

HoldenCopley

PREPARE TO BE MOVED

Promenade, Victoria Park, Nottinghamshire NG3 1HB

£295,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented three-bedroom, three-storey mid-terrace Grade II listed house offers a unique blend of historic charm and modern living, making it the perfect home for a variety of buyers looking to move straight in. Situated within close proximity to a variety of local amenities, including shops, excellent transport links and great school catchments, this property also enjoys the added convenience of being just a stone's throw away from Nottingham City Centre. The property's historic character is complemented by thoughtful updates throughout. The ground floor features a welcoming living room, a well-appointed fitted kitchen and a utility room for added convenience. The basement level offers three cellar spaces, providing ample storage or the potential for additional living space. On the first floor, you'll find two generously sized bedrooms and a modern three-piece bathroom suite. The second floor is dedicated to the spacious third bedroom, which includes a dressing room and a private ensuite, creating a luxurious retreat. Externally, the property boasts a charming south facing block-paved garden at the front, adding to its curb appeal. To the rear, a further garden provides an outdoor space for relaxation. This home perfectly balances historic elegance with contemporary comfort, making it an exceptional choice.

MUST BE VIEWED





- Mid Terrace House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Utility Room
- Three Piece Bathroom Suite
- Dressing Room & En-Suite To Master Bedroom
- Grade II Listed Building
- Central Location
- Must Be Viewed





BASEMENT

Cellar

5'3" x 2'7" (1.62 x 0.79)

This space has lighting.

Cellar

11'11" x 5'10" (3.65 x 1.79)

This space has lighting and power points.

Cellar

12'0" x 5'7" (3.66 x 1.71)

This space has lighting power points and a radiator.

GROUND FLOOR

Living Room

11'10" x 10'8" (3.61 x 3.27)

The living room has a single-glazed sash window to the front elevation, oak Parquet flooring, a cast iron radiator, an original fireplace with a decorative surround and a tiled hearth, fitted cupboards and a single door providing access into the accommodation.

Kitchen

11'11" x 11'0" (3.64 x 3.62)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a dishwasher, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge-freezer, wood-effect flooring, partially tiled walls, access to the cellar and a wooden single-glazed window to the rear elevation.

Utility Room

6'7" x 5'8" (2.02 x 1.74)

The utility room has fitted base and wall units with worktops, a stainless steel single circular sink, space and plumbing for a washing machine, tiled flooring, a wooden single-glazed window to the rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

12'0" x 5'8" (3.67 x 1.74)

The landing has original wood flooring and provides access to the first floor accommodation.

Bedroom Two

11'11" x 11'11" (3.65 x 3.65)

The second bedroom has a wooden single-glazed sash window to the front elevation, original wood flooring, a cast iron radiator and a built-in cupboard.

Bedroom Three

9'1" x 9'1" (2.79 x 2.77)

The third bedroom has a wooden single-glazed window to the rear elevation, original wood flooring and a radiator.

Bathroom

6'8" x 5'8" (2.04 x 1.75)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a shower, a glass shower screen, original wood flooring, a chrome heated towel rail, partially tiled walls and a wooden single-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

12'0" x 10'8" (3.67 x 3.26)

The main bedroom has a wooden single-glazed sash window to the front elevation, carpeted flooring, built-in wardrobes and a radiator.

Dressing Room

9'7" x 8'11" (2.94 x 2.73)

The dressing room has carpeted and wooden flooring, recessed spotlights and a velux window.

En-Suite

8'9" x 2'8" (2.67 x 0.83)

The en-suite has a low level concealed flush W/C, a counter top wash basin, a

shower enclosure with an over the head rainfall shower, tiled flooring, a chrome heated towel rail, partially tiled walls, a recessed spotlights, an extractor fan and a velux window.

OUTSIDE

To the front of the property is a block paved south facing garden with raised planters and various plants and to the rear of the property is a further garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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 – Grade II listed building

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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.

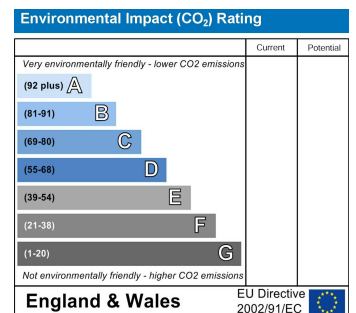
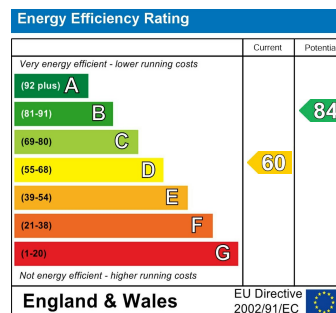
The vendor has advised the following:

Property Tenure is Freehold

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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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