

HoldenCopley

PREPARE TO BE MOVED

Promenade, Victoria Park, Nottinghamshire NG3 IHB

Guide Price £260,000 - £290,000

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GUIDE PRICE £260,000 - £280,000

MID TERRACED HOUSE...

This well-presented three-bedroom, three-storey mid-terrace house perfectly blends historic character and contemporary living, making it an ideal choice for a range of buyers seeking a move-in-ready home. With its Grade II listed sash windows, the property offers timeless charm while featuring modern conveniences throughout. Situated within close proximity to an array of local amenities, excellent transport links, and reputable school catchments, the location provides added appeal for families and professionals alike. The property is also conveniently located just a short distance from Nottingham City Centre, offering easy access to shopping, dining, and entertainment. The ground floor boasts a welcoming living room and a dining room with open access to the fitted kitchen, creating a seamless flow for entertaining and family gatherings. The kitchen provides direct access to the rear garden, ideal for indoor-outdoor living. The first floor comprises two well-proportioned bedrooms and a stylish three-piece bathroom suite. The second floor hosts the spacious master bedroom, complete with an en-suite, offering a private retreat. Externally, the property features a south-facing front garden with block paving, a variety of plants, and a gravelled area, perfect for enjoying the sun. The enclosed rear garden is designed for low maintenance, with a fence-panelled boundary and gated access, offering a private and secure outdoor space.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Second Floor W/C
- Enclosed Low-Maintenance Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 11'11" (3.64m x 3.64m)

The living room has a sash window to the front elevation, a radiator, a TV point, coving to the ceiling, and wood-effect flooring.

Hall

The hall has tiled floor, and carpeted stairs.

Dining Area

11'10" x 11'11" (3.63m x 3.65m)

The dining area has a sash window to the rear elevation, an in-built cupboard, a radiator, wood-effect flooring, and open access to the kitchen.

Kitchen

6'8" x 5'9" (2.04m x 1.76m)

The kitchen area has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, a gas ring hob and extractor fan, space and plumbing for a washing machine and dishwasher, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

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

Bedroom Two

11'11" x 12'0" (3.64m x 3.66m)

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

Bedroom Three

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

The third bedroom has a window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

5'8" x 6'1" (1.73m x 1.85m)

The bathroom has a window to the rear elevation, a low level flush W/C, a vanity-stye wash basin, a panelled bath with a central mixer tap, a wall-mounted shower fixture and shower screen, a radiator, a shaver point, floor-to-ceiling tiling, and tiled flooring.

SECOND FLOOR

Upper Landing

11'3" x 9'0" (3.43m x 2.75m)

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

Master Bedroom

12'0" x 11'10" (3.68m x 3.63m)

The main bedroom has a sash window to the front elevation, a radiator, access into the loft, and carpeted flooring.

En-suite

7'7" x 2'4" (2.33m x 0.72m)

The en-suite has a Velux window, a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted electric shower fixture, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a block paved south facing garden with various plants, and a gravelled area.

Rear

To the rear of the property is an enclosed low-maintenance with a 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, 3G, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Yes The sash windows are grade 2 listed
- Other Material Issues – No

DISCLAIMER

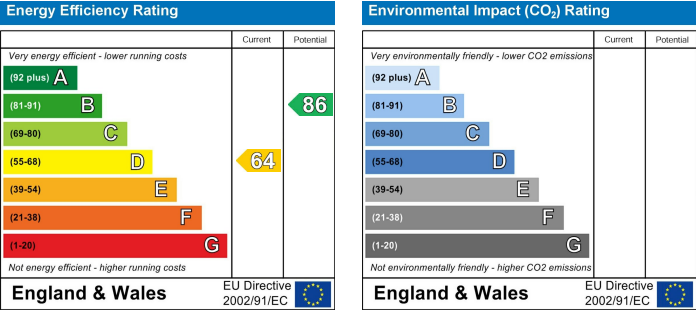
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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