

HoldenCopley

PREPARE TO BE MOVED

Kenmore Gardens, Nottingham, Nottinghamshire NG3 1LN

£170,000

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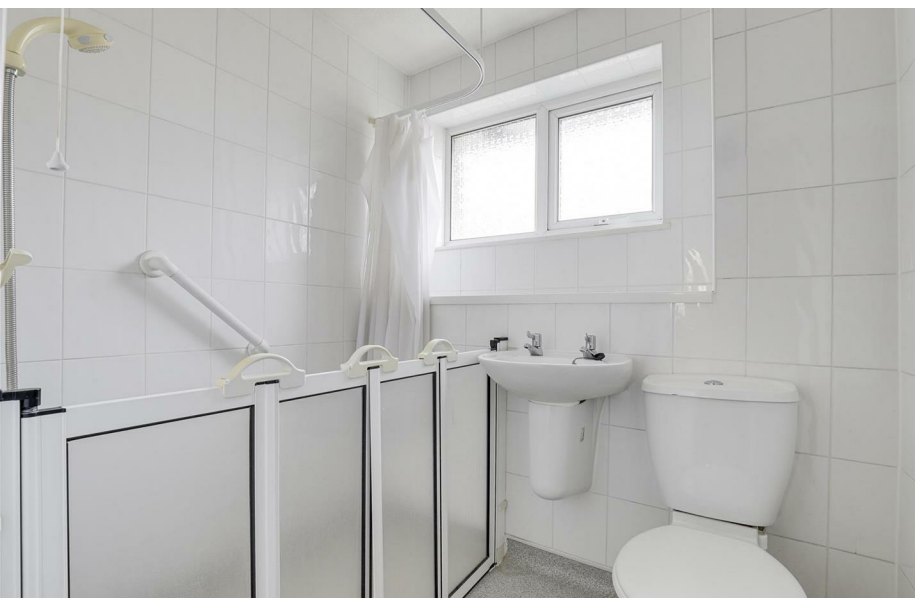
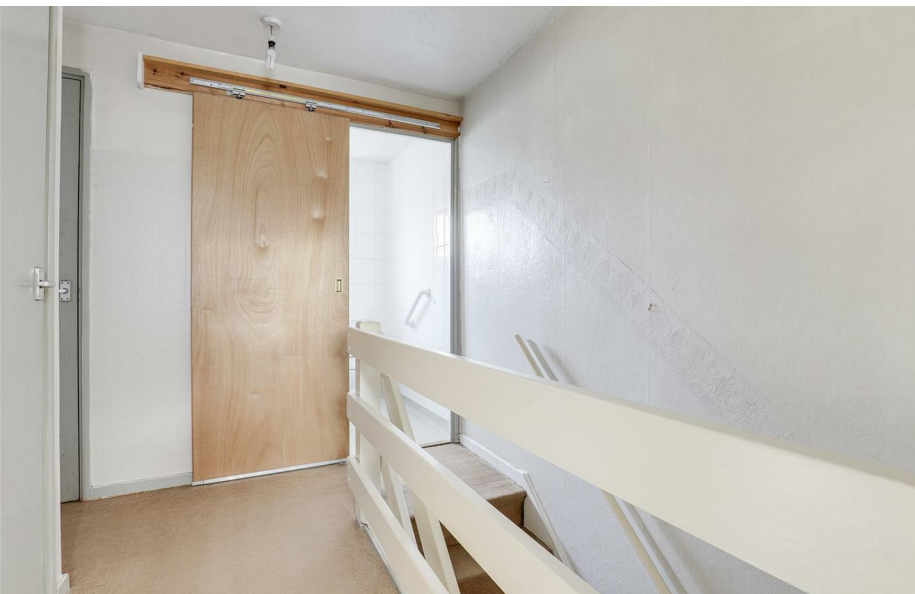


NO UPWARD CHAIN...

This mid-terraced property is brimming with opportunity and offers the perfect canvas for buyers seeking to create a home tailored to their taste. Ideally suited for first-time buyers, families, or investors, this property enjoys a prime location close to local amenities and excellent transport links into Nottingham City Centre. Upon entering, you are greeted by an entrance hall providing access to a convenient downstairs W/C. The ground floor features a generously sized living room, perfect for relaxing or entertaining, and a fitted kitchen that offers ample potential for modernisation and customisation. Upstairs, the property boasts three bedrooms and a three-piece bathroom suite. Externally, the front of the house benefits from a low-maintenance garden with various plants and bushes, bordered by a wrought iron fence. To the rear, an enclosed garden has a lawn, an outbuilding for additional storage, and a panelled fence boundary with gated access.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Good Sized Liveing Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Plenty Of Potential
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The hall has vinyl flooring, carpeted stairs, two in-built cupboards, a radiator, two doors to the front and rear providing access into the accommodation.

W/C

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, and vinyl flooring.

Living Room

13'4" x 11'7" (4.07m x 3.55m)

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

Kitchen

13'5" x 11'2" (4.10m x 3.41m)

The kitchen has a range of fitted base and wall units with worktops, a sink and half with a mixer tap and drainer, an integrated oven hob and extractor fan, space and plumbing for a washing machine, space for a tumble dryer, space for an under-counter fridge and freezer, space for a dining table, a radiator, vinyl flooring, and a UPVC double glazed window to the rear elevation,

FIRST FLOOR

Landing

The landing has carpeted flooring, two in-built cupboards, access into the boarded loft, and access to the first floor accommodation.

Bedroom One

11'5" x 9'1" (3.49m x 2.78m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

11'7" x 10'1" (3.55m x 3.09m)

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

Bedroom Three

8'6" x 8'3" (2.61m x 2.53m)

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

Bathroom

6'3" x 5'8" (1.91m x 1.74m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, floor-to-ceiling tiling, an waterproof vinyl flooring.

OUTSIDE

Front

To the front of the property is a low-maintenance garden with various plants and bushes, and has a wrought iron boundary.

Rear

To the rear of the property is an enclosed garden, with a lawn, an out-building, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – District heating
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- 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 - 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.

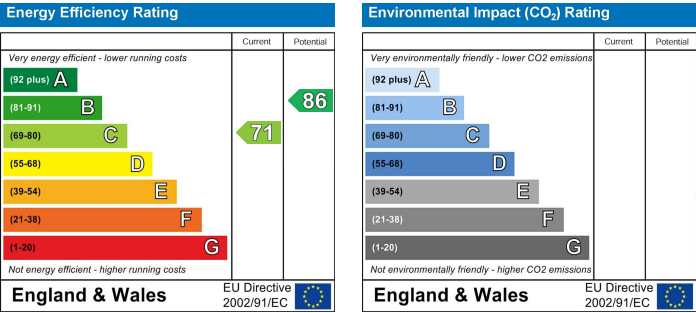
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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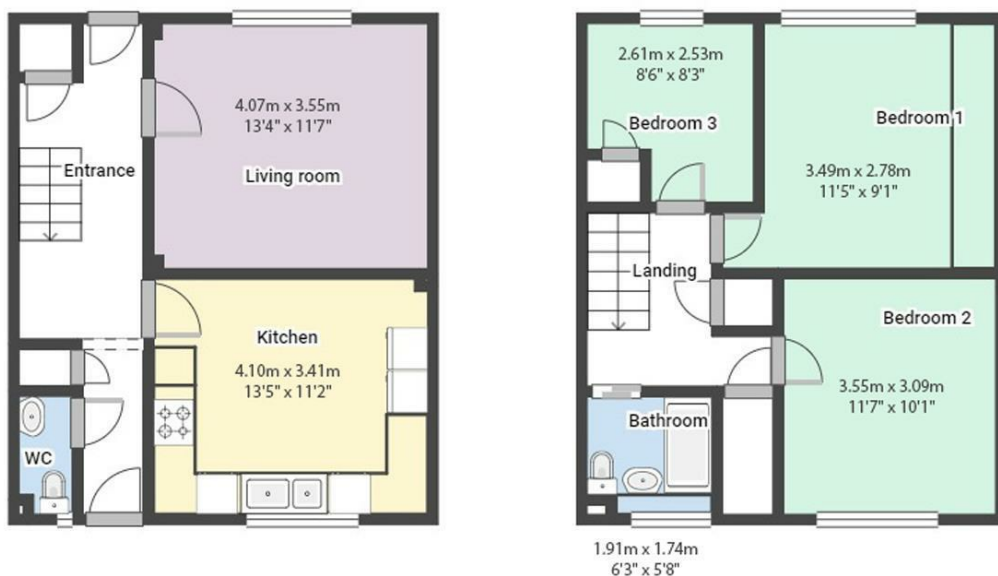
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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