

HoldenCopley

PREPARE TO BE MOVED

Victoria Avenue, Nottingham, Nottinghamshire NG2 4HD

Guide Price £195,000 - £220,000

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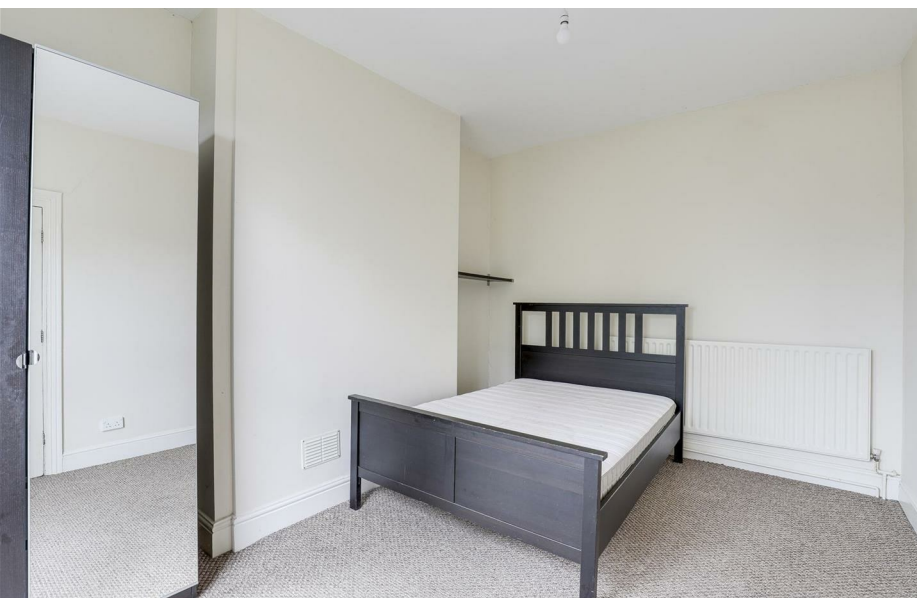
GUIDE PRICE £195,000 - £215,000

NO UPWARD CHAIN...

This spacious four-bedroom semi-detached house presents a fantastic opportunity for both family buyers and investors looking for a property with great potential. Ideally situated close to the city centre, it benefits from excellent transport links, local shops, and great school catchments, making it an attractive prospect for rental or resale. While the property offers generous accommodation across three floors, it would benefit from some refurbishment, allowing investors to add value and tailor the space to their needs. The ground floor comprises an entrance hall, a bright bay-fronted living room, a separate dining room, and a fitted kitchen, with access to a useful cellar for additional storage. The first floor features a spacious bay-fronted master bedroom with an en-suite, a second well-proportioned bedroom, and a three-piece bathroom suite. The second floor adds two further bedrooms, one of which has its own en-suite, increasing its appeal as a multi-let investment or a spacious family home. Outside, there is on-street parking to the front, while the private rear garden is low maintenance, featuring a patio and an outdoor tap. With its well-connected location and scope for improvement, this property offers a promising investment opportunity with great potential for capital growth or rental yield.

MUST BE VIEWED





- Three Storey Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cellar
- Bathroom & Two En-Suites
- Private Low Maintenance Rear Garden
- Close To The City Centre
- Sold As Seen
- No Upward Chain





BASEMENT

Cellar

GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, carpeted stairs, a radiator, a decorative arch, coving and a single composite door providing access into the accommodation.

Living Room

16'2" into bay x 12'6" (4.93m into bay x 3.83m)

The living room has a UPVC double-glazed bay window to the front elevation, laminate flooring, a radiator, an original cast iron fireplace with a decorative surround and coving.

Dining Room

13'1" x 12'8" (4.01m x 3.88m)

The dining room has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and a fitted cupboard with an under the counter fridge.

Kitchen

8'10" x 8'4" (2.71m x 2.55m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink with a drainer, a washing machine, a fridge-freezer, vinyl flooring, access down to the cellar, a UPVC double-glazed window to the rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

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

Master Bedroom

16'4" into bay x 16'2" max (5.00m into bay x 4.95m max)

The master bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

6'10" x 4'9" (2.10m x 1.46m)

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, a fitted shower enclosure, vinyl flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the front elevation.

Bedroom Three

13'2" x 10'1" (4.03m x 3.09m)

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

Bathroom

8'10" x 8'4" (2.70m x 2.55m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, vinyl flooring, partially tiled walls, a heated towel rail, a built-in cupboard, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a built-in cupboard, access into the loft and provides access to the second floor accommodation.

Bedroom Two

16'3" max x 13'3" max (4.96m max x 4.04m max)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

6'10" x 4'9" (2.09m x 1.46m)

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, a fitted shower enclosure, vinyl flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the front elevation.

Bedroom Four

13'1" x 10'1" (4.00m x 3.08m)

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

OUTSIDE

Front

To the front is on street parking and a single gate providing rear access.

Rear

To the rear is a private garden with a patio and outdoor tap.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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 – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

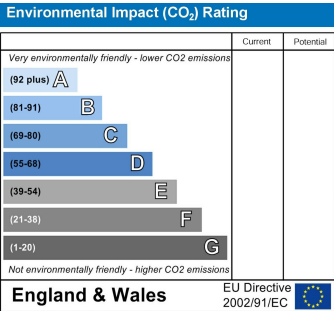
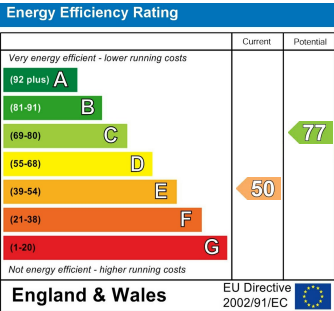
The vendor has advised the following:

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 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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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