

HoldenCopley

PREPARE TO BE MOVED

Linnell Street, Nottingham, Nottinghamshire NG3 2GE

£220,000

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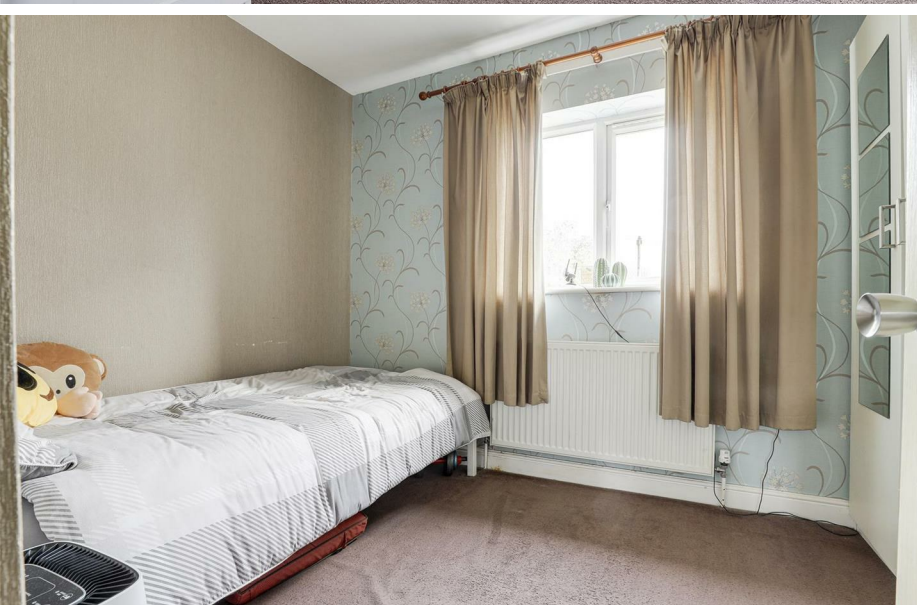
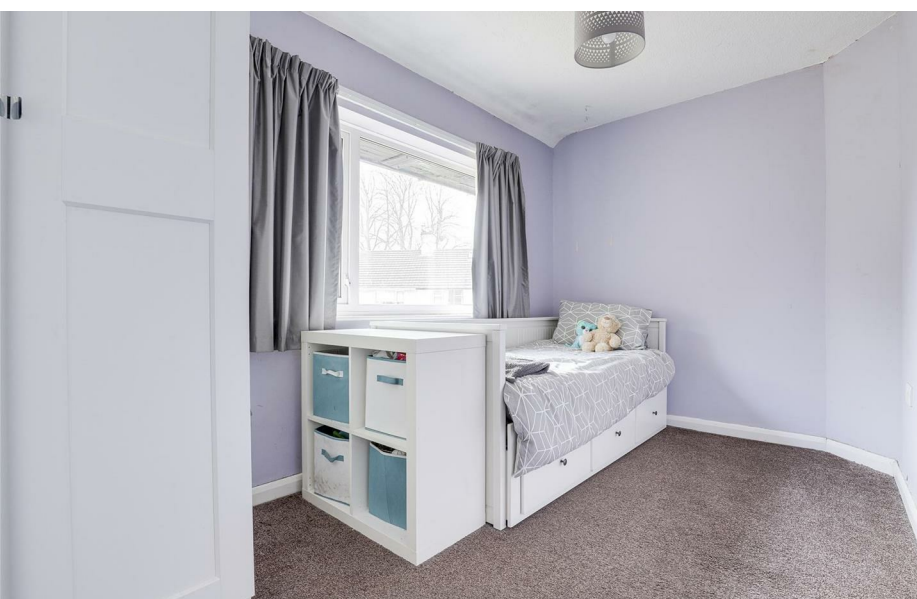


SPACIOUS FAMILY HOME IN A CONVENIENT LOCATION...

This spacious four-bedroom semi-detached house offers generous accommodation throughout and is the perfect purchase for a family looking for their next long-term home. Situated in a convenient location, the property is within easy reach of a range of local amenities including shops, great schools, transport links, and is just a short distance from Nottingham City Centre, making it ideal for commuters and families alike. To the ground floor, the accommodation comprises an entrance hall, a fitted kitchen, a useful utility room, a bay-fronted dining room with open access into the bay-fronted living room featuring a fireplace, and a shower room. The first floor carries four well-proportioned bedrooms, a three-piece family bathroom, and access to a boarded loft, offering valuable additional storage space. Outside, the property benefits from a driveway providing off-road parking for multiple vehicles, while to the rear there is a private, low-maintenance garden featuring block paving and a garden shed—perfect for those seeking easy outdoor upkeep.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Well Appointed Fitted Kitchen & Utility Room
- Two Spacious Reception Rooms
- Ground Floor Shower Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Low Maintenance Rear Garden
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11*2" x 10*10" (3.41m x 3.31m)

The entrance hall has a UPVC double-glazed obscure window to the side elevation, wooden flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Kitchen

7*1" x 15*11" (2.18m x 4.87m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a hob with an extractor hood, a ceramic sink with a drainer, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, ceramic tiled flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Utility Room

7*0" x 7*4" (2.15m x 2.25m)

The utility room has a UPVC double-glazed window to the rear elevation, ceramic tiled flooring, a radiator, space for a tumble dryer and a UPVC single door providing access out to the garden.

Dining Room

10*7" x 10*9" (3.24m x 3.29m)

The dining room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a radiator, a dado rail, coving, a ceiling rose and open access into the living room.

Living Room

11*1" x 14*0" (3.40m x 4.29m)

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a feature fireplace with a decorative surround, a dado rail, coving and a ceiling rose.

Shower Room

3*10" x 6*11" (1.18m x 2.11m)

The shower room has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with an electric shower, ceramic tiled flooring, partially ceramic tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

10*11" x 2*11" (3.34m x 0.91m)

The landing has carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

13*10" x 11*2" (4.23m x 3.42m)

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

Bedroom Two

10*8" x 10*8" (3.26m x 3.27m)

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

Bedroom Three

12*9" x 7*3" (3.91m x 2.22m)

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

Bedroom Four

7*7" x 10*10" (2.31m x 3.30m)

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

Bathroom

5*11" x 7*6" (1.81m x 2.29m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, wood-effect vinyl flooring, tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a driveway with space for multiply vehicles and a private garden with block paving, a shed, various plants, an outdoor tap, courtesy lighting and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 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 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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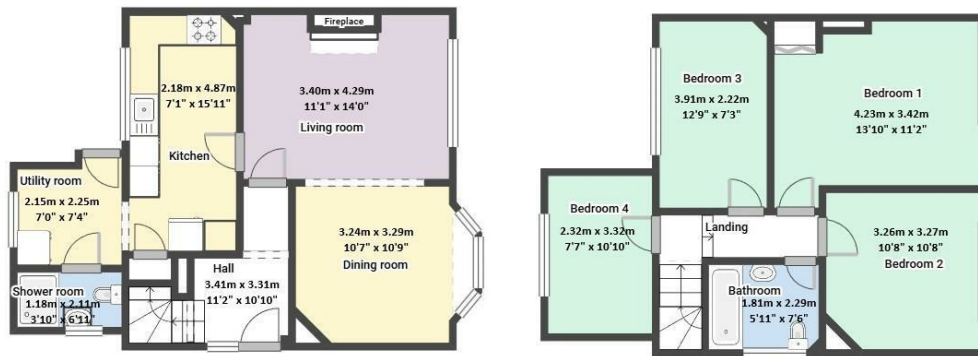
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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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