

# HoldenCopley

PREPARE TO BE MOVED

Warwick Street, Lenton, Nottingham NG7 2PJ

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£925 PCM

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WELL PRESENTED THROUGHOUT...

This well-presented two-bedroom mid-terrace house is now available on the market, offering spacious accommodation ideal for couples or working professionals. Set in the popular area of Lenton, the property is within close proximity to local shops, eateries, the Queen's Medical Centre and excellent transport links to Nottingham City Centre. Spread over two floors, the home benefits from ample built-in storage and is offered unfurnished, ready for immediate occupancy. The ground floor comprises a bright and airy living room featuring a decorative fireplace, a separate dining room and a modern fitted kitchen equipped with both integrated and freestanding appliances. Upstairs, there are two generously sized bedrooms served by a stylish three-piece bathroom suite. Externally, there is on-street parking available at the front, while the rear boasts a low-maintenance enclosed garden with a paved seating area, shed access and a variety of decorative plants and shrubs—perfect for relaxing during the summer months.

AVAILABLE NOW!





- Mid Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Separate Dining Room
- Three Piece Bathroom Suite
- Rear Enclosed Garden
- Un-Furnished
- On-Street Parking Available
- Popular Location











ACCOMMODATION

GROUND FLOOR

Living Room

11'5" x 11'3" (max) (3.50m x 3.45m (max))  
The living room has carpeted flooring, chimney breast, a decorative fireplace with a hearth and mantle piece, in-built storage cupboards, radiator, UPVC double glazed window and a single door providing access into the accommodation

Dining Room

11'6" x 11'4" (max) (3.51m x 3.47m (max))  
The dining room has wood effect vinyl flooring, chimney breast, panelling to the walls, radiator and a UPVC double glazed window

Kitchen

10'4" x 6'11" (3.15m x 2.11m )  
The kitchen has wood effect laminate flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, stainless steel sink and a half with a drainer and mixer taps, integrated oven with gas hobs and an extractor fan, freestanding washing machine, space for a fridge/freezer, two UPVC double glazed windows, two UPVC double glazed windows and a single door providing access to the rear garden

FIRST FLOOR

Landing

17'8" x 8'6" (max) (5.40m x 2.60m (max))  
The landing has carpeted flooring, loft hatch, radiator and provides access to the first floor accommodation

Master Bedroom

11'6" x 11'6" (max) (3.53m x 3.51m (max))  
The main bedroom has carpeted flooring, chimney breast, radiator, in-built storage cupboard and a UPVC double glazed window

Bedroom Two

11'5" x 8'8" (max) (3.48m x 2.66m (max))  
The second bedroom has carpeted flooring, chimney breast, radiator and a UPVC double glazed window

Bathroom

7'1" x 6'11" (max) (2.17m x 2.11m (max))  
The bathroom has tile effect laminate flooring, partially tiled walls, pedestal washbasin with taps, low level dual flush WC, panelled bath with taps and a wall mounted mains-fed shower with a shower screen, vanity unit, radiator and a UPVC double glazed obscure window

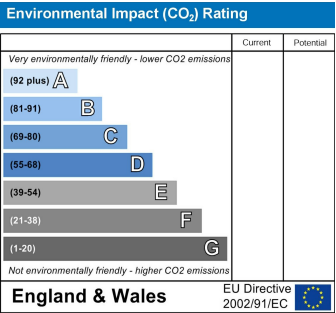
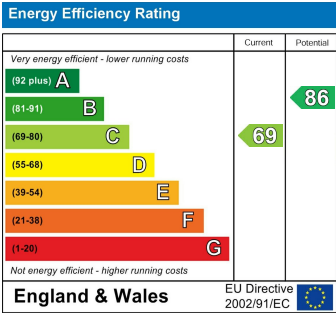
OUTSIDE

FRONT

To the front is availability for on-street parking

REAR

To the rear is an enclosed garden with a paved seating area, shed access and a range of decorative plants and shrubs with a fence surround



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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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