



72 Fenton Drive, Nottingham

£150,000 – £160,000 Freehold

End-Terraced House • Three Bedrooms • Spacious Living Room • Fitted Kitchen With Large Storage Room • Three-Piece Bathroom Suite • Enclosed Garden • Gated Driveway • Convenient Location • Sold As Seen • Must Be Viewed



GUIDE PRICE: £150,000 – £160,000

GREAT FIRST TIME BUY OR INVESTMENT OPPORTUNITY

Offered to the market with no upward chain and sold as seen, this three bedroom semi detached home presents a fantastic opportunity for first time buyers, investors or anyone looking to put their own stamp on a property. Situated in a popular residential location, the property is within easy reach of local shops, schools, excellent transport links and Nottingham City Hospital. The ground floor comprises an entrance hall leading into a spacious living room, filled with natural light from the bay window and centred around a feature fireplace, alongside a fitted kitchen offering ample cupboard space and access to the rear garden. To the first floor are three well proportioned bedrooms, all serviced by a three piece bathroom suite. Outside, the property benefits from a front garden with gated access and a driveway providing off road parking. To the rear is an enclosed garden featuring a patio seating area, a lawn and fenced boundaries, offering plenty of potential to create an attractive outdoor space for relaxing or entertaining. Requiring a degree of cosmetic improvement throughout, this property offers excellent scope to add value and create a home tailored to your own taste.

MUST BE VIEWED

Council Tax band: A

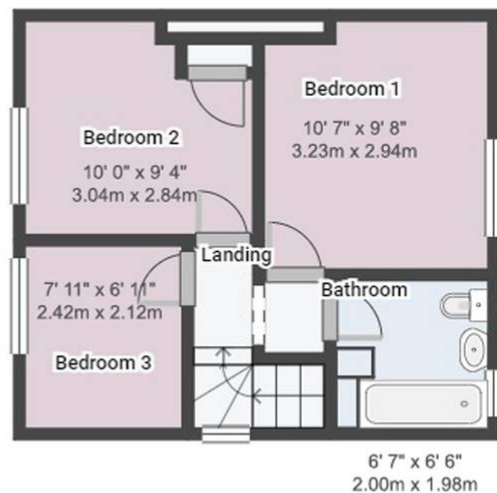
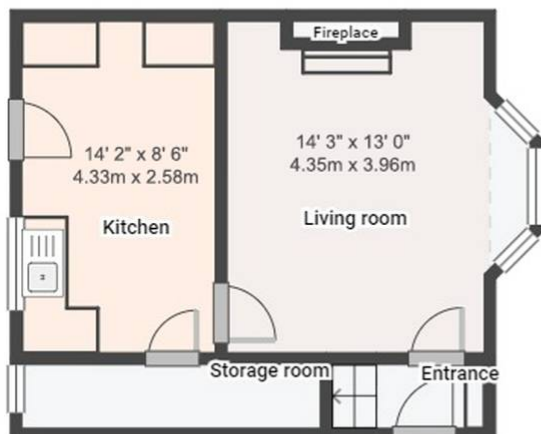
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



HoldenCopley
Prepare to be moved.



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

GROUND FLOOR

Entrance Hall

4' 6" x 2' 9" (1.37m x 0.84m)

The entrance hall has wood-effect flooring, carpeted stairs, a fitted meter cupboard, and a single composite door providing access into the accommodation.

Living Room

14' 3" x 13' 0" (4.35m x 3.96m)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a radiator, a dado rail, and a feature fireplace with a decorative surround.

Kitchen

14' 2" x 8' 6" (4.33m x 2.58m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space for a cooker and various other appliances, tiled splashback, a radiator, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation, and a single composite door providing access into the accommodation.

Storage Cupboard

13' 1" x 2' 10" (3.98m x 0.87m)

This space has a window to the rear elevation and a radiator.

FIRST FLOOR

Landing

7' 11" x 5' 10" (2.42m x 1.77m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

10' 7" x 9' 8" (3.23m x 2.94m)

The first bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, and a radiator.

Bedroom Two

10' 0" x 9' 4" (3.04m x 2.84m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a dado rail, an in-built storage cupboard, and a radiator.

Bedroom Three

7' 11" x 6' 11" (2.42m x 2.12m)

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

Bathroom

6' 7" x 6' 6" (2.00m x 1.98m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead rainfall and a handheld shower head, wood-effect flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

ADDITIONAL INFORMATION

Broadband Speed – Ultrafast available – 5500 Mbps (download) 5500 Mbps (upload) | Phone Signal – Mostly Good 4G / 5G coverage | Electricity – Mains Supply | Water – Mains Supply | Heating – Gas Central Heating – Connected to Mains Supply | Sewage – Mains Supply | Flood Risk Area – Very low risk | Mining Area – Potentially located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Council Tax Band Rating – Nottingham City Council – Band A | Tenure: Freehold | Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

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FRONT GARDEN

To the front of the property is a low maintenance garden with a lawn and a paved pathway leading to the entrance door. Double wrought iron gates open onto a driveway providing off road parking, while a timber fenced boundary and mature hedging enhance both privacy and kerb appeal. Gated side access leads through to the enclosed rear garden.

REAR GARDEN

The enclosed garden features a paved patio seating area, a lawn, a pathway leading to the rear boundary, an outside clothes drying area, and a range of mature hedging and fenced boundaries.