

HoldenCopley

PREPARE TO BE MOVED

Exeter Road, Forest Fields, Nottinghamshire NG7 6LR

Guide Price £160,000 - £180,000

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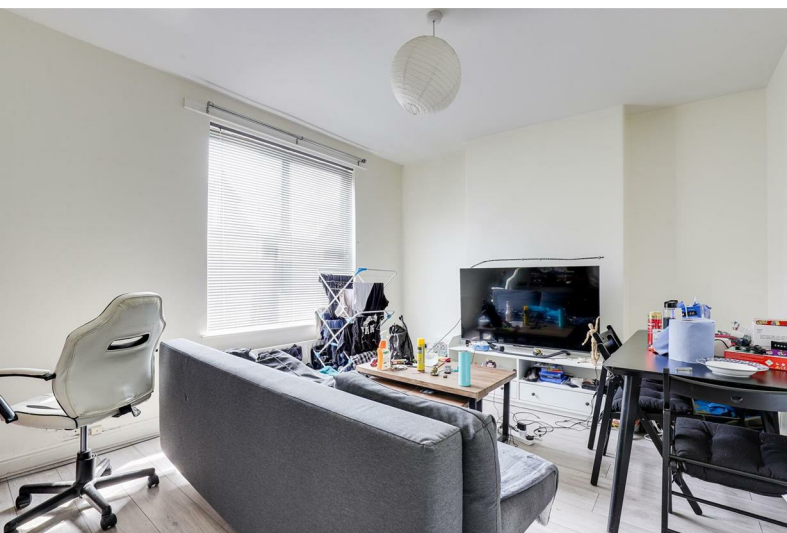
GUIDE PRICE £160,000 - £170,000

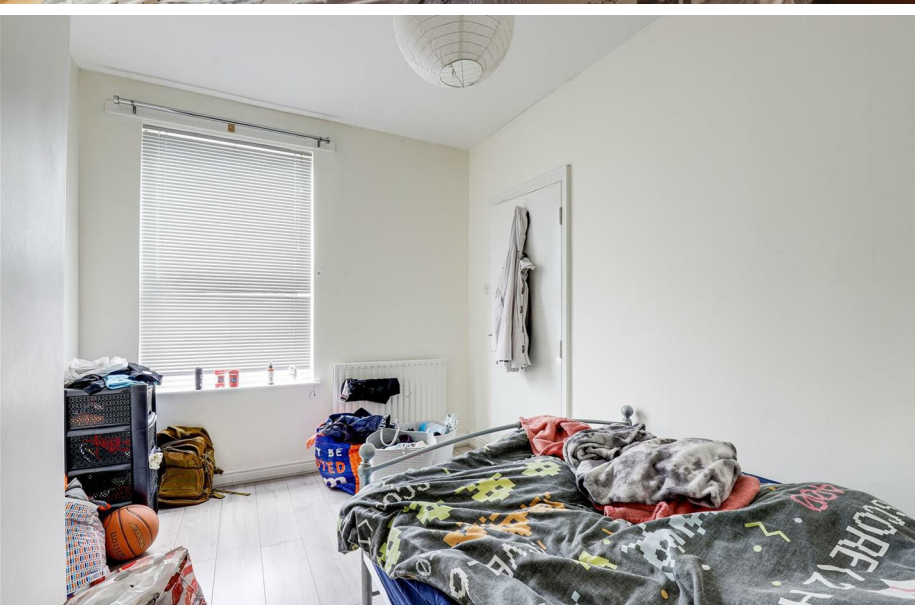
CASH BUYERS ONLY...

TWO SELF-CONTAINED FLATS - GREAT INVESTMENT OPPORTUNITY

This property has been converted into two self-contained flats, making it a superb opportunity for any investor looking to expand their portfolio. Each flat comprises a well-proportioned double bedroom, a reception room, a fitted kitchen, and a three-piece bathroom suite – offering comfortable living for professionals or students. To the front of the property is access to on-street parking, while to the rear is a low-maintenance courtyard, providing a practical outdoor space. In addition to its investment potential, this property also offers plenty of scope to be converted back into a spacious family home, making it a versatile purchase. Situated in a well-connected area, the property is close to a range of local shops, amenities, and excellent transport links into Nottingham City Centre – making it a desirable option for a wide range of buyers.

This is a great chance to secure a ready-made investment in a well-connected area.





- Terraced House With Two Contained Flats
- Two Bedrooms
- Two Reception Rooms
- Two Kitchen
- Two Three-Piece Bathrooms
- Fantastic Investment Opportunity
- Plenty Of Potential
- Cash Buyers Only
- Potential To Convert Back To House
- Excellent Transport Links





GROUND FLOOR FLAT

Entrance Hall

12'0" x 2'9" (3.68m x 0.85m)

The entrance hall has laminate flooring, a radiator, and a single composite door providing access into the accommodation.

Bedroom

14'3" x 10'0" (4.35m x 3.05m)

The bedroom has laminate flooring, coving to the ceiling, a radiator, a UPVC double-glazed bay window to the front elevation, and sliding door providing access into the living room.

Living Room

11'2" x 12'6" (3.42m x 3.83m)

The living room has laminate flooring, a fireplace, a radiator, and a UPVC double-glazed window to the rear elevation.

Kitchen

8'10" x 5'7" (2.71m x 1.71m)

The kitchen has a range a fitted base and wall units with worktops, a stainless steel sink, an integrated oven, an electric hob and extractor fan, a wall-mounted Worcester boiler, a tiled splashback, space for a fridge freezer, space and plumbing for a washing machine, a UPVC double-glazed obscure window to the side elevation, and a single composite door providing side access.

Shower Room

6'10" x 8'0" (max) (2.10m x 2.46m (max))

The shower room has a low level flush W/C, a pedestal wash basin, a wet room style shower with a wall-mounted electric shower and handheld shower head, a radiator, floor-to-ceiling tiling, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR FLAT

Landing

5'2" x 2'5" (1.58m x 0.76m)

The landing has laminate flooring, an in-built cupboard, and provides access to the rest of the accommodation.

Living Room

11'4" x 14'4" (3.46m x 4.39m)

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

Bedroom

12'7" x 8'8" (3.84m x 2.65m)

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

Shower Room

6'0" x 5'0" (1.83m x 1.53m)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower enclosure with a wall-mounted electric shower and handheld shower head, waterproof panelling to the wall, a radiator, laminate flooring, and a UPVC double-glazed obscure window to the side elevation.

Kitchen

8'10" x 11'2" (2.71m x 3.42m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, a radiator, laminate flooring, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a low-maintenance forecourt, brick wall boundaries, and access to on-street parking.

Rear

To the rear of the property is a low-maintenance courtyard, external lighting, and brick wall boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G Coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

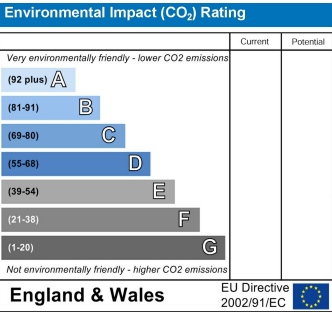
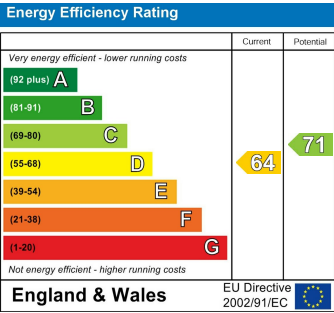
DISCLAIMER

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
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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 licence 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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