

HoldenCopley

PREPARE TO BE MOVED

Forester Road, Nottingham, Nottinghamshire NG3 6LP

Offers In Excess Of £270,000

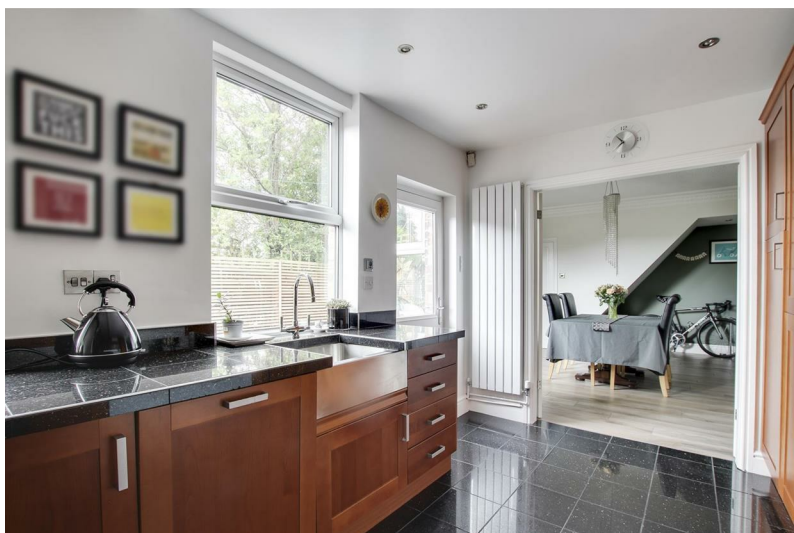
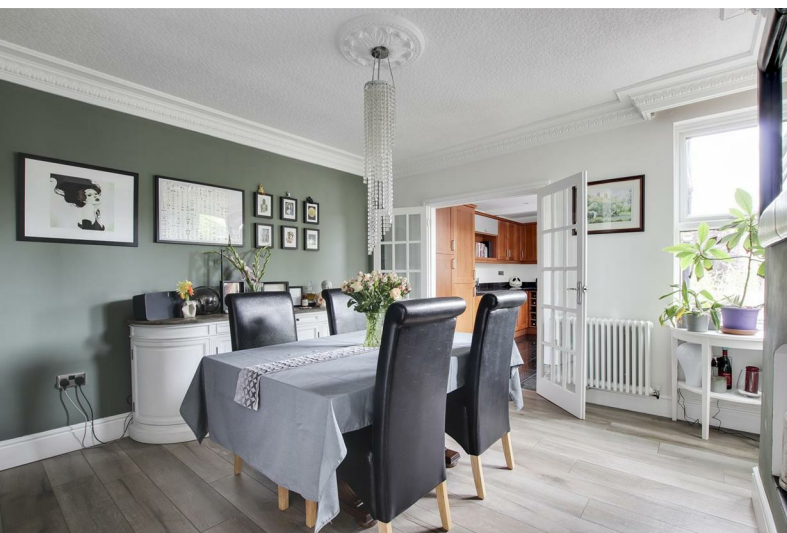
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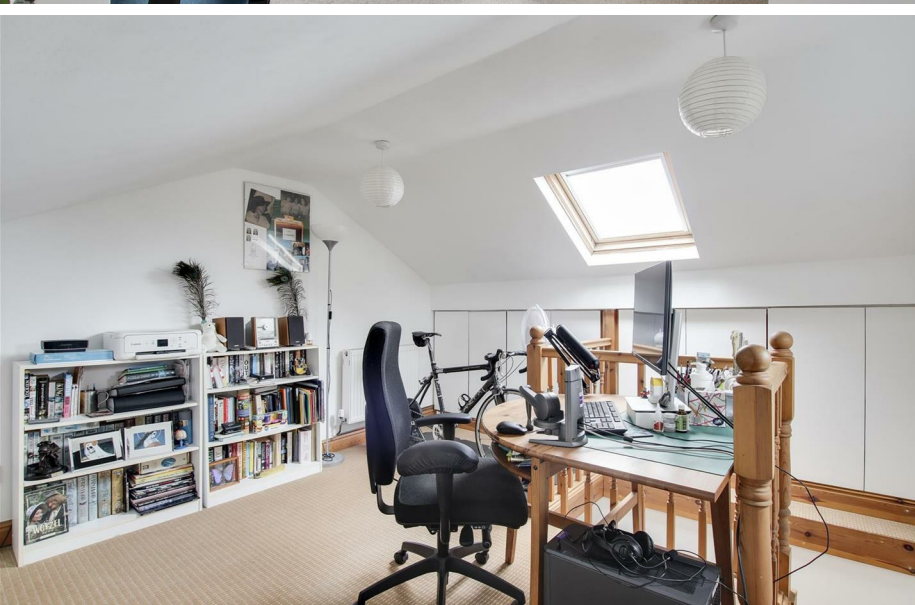


SPACIOUS TWO BEDROOM & LARGE LOFT ROOM FAMILY HOME...

This beautifully presented Edwardian house would make the perfect purchase for any first time or family buyers alike as it offers spacious accommodation spanning across three floors whilst offering modern and contemporary living throughout. The property benefits from ample storage space and a range of decorative changes and new composite doors. Situated in a popular location within close proximity to various local amenities, excellent schools including Porchester Junior School and easy access to Nottingham City Centre. To the ground floor is an entrance hall, two reception rooms and a modern fitted kitchen. To the first floor are two double bedrooms serviced by a four piece bathroom suite with access to a large loft room to the second floor. Outside to the front of the property is block paved driveway providing off road parking and to the rear is a large south east facing garden.

MUST BE VIEWED





- Edwardian Semi-Detached House
- Two Double Bedrooms & An Attic Room
- Two Reception Rooms
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Well Presented Throughout
- New Composite Doors
- Off Road Parking
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'11" x 2'7" (1.5 x 0.8)

The entrance hall has wood effect porcelain tiled flooring, carpeted stairs and a composite door providing access into the accommodation

Living Room

14'1" x 11'5" (4.3 x 3.5)

The living room has oak flooring, two wall mounted radiators, cornice to the ceiling, a limestone fireplace with a tiled hearth, a TV point and a UPVC double glazed bay window to the front elevation

Dining Room

15'1" x 11'5" (4.6 x 3.5)

The dining room has wood effect porcelain tiled flooring, a wall mounted radiator, cornice to the ceiling, a recessed chimney breast alcove, UPVC double glazed windows to the rear elevation and French doors to the kitchen

Kitchen

9'2" x 13'1" (2.8 x 4.0)

The kitchen has Galaxy Quartz tiled flooring, underfloor heating, a vertical radiator, recessed spotlights, a range of fitted wall and base units with Galaxy Quartz worktops, a stainless steel undermount sink with mixer taps a Smeg oven, an integrated extractor hood, an integrated fridge freezer, an integrated dishwasher, two UPVC double glazed windows and a composite door to the side elevation

FIRST FLOOR

Landing

15'5" x 2'11" (4.7 x 0.9)

The landing has carpeted flooring, a wall mounted radiator and provides access to the first floor accommodation

Master Bedroom

11'5" x 12'9" (3.5 x 3.9)

The main bedroom has carpeted flooring, a wall mounted radiator, cornice to the ceiling, an original fireplace with an original tiled hearth, fitted wardrobes, a built-in cupboard and a UPVC double glazed window to the front elevation

Bedroom Two

9'2" x 13'1" (2.8 x 4.0)

The second bedroom has carpeted flooring, a wall mounted radiator, fitted wardrobes, a built-in cupboard and two UPVC double glazed windows to the side and rear elevation

Bathroom

8'10" x 8'10" (2.7 x 2.7)

The bathroom has Porcelain tiled flooring, a wall mounted radiator, cornice to the ceiling, a counter top sink with mixer taps, a corner fitted shower enclosure with a wall mounted rainfall showerhead, a low level flush W/C, a freestanding limestone resin bath, recessed spotlights, an extractor fan and two UPVC double glazed obscure windows to the side and rear elevation

SECOND FLOOR

Attic Room

12'9" x 12'1" (3.9 x 3.7)

The attic room has carpeted flooring, a wall mounted radiator, eaves storage, a UPVC double glazed window and a Velux window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway providing off road parking

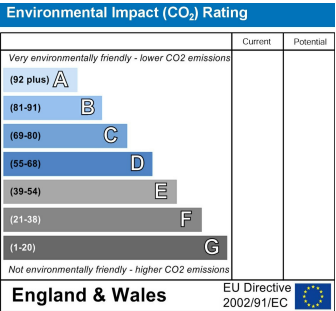
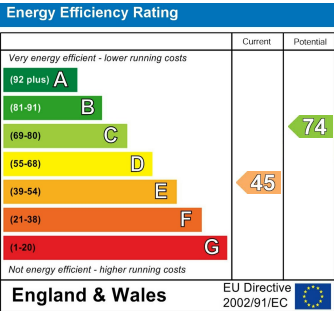
Rear

To the rear of the property is large south east facing garden with a block paved area, a patio area, courtesy lighting, an outdoor tap, a wooden pergola, a gravelled pathway, a range of plants and shrubs, mature trees, vegetable patches, a pond, a greenhouse, two brick built outhouses with a W/C and panelled fencing

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
470.49 Sq Ft - 43.71 Sq M
Approx. Gross Internal Area of the Entire Property:
1104.92 Sq Ft - 102.65 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
431.85 Sq Ft - 40.12 Sq M
Approx. Gross Internal Area of the Entire Property:
1104.92 Sq Ft - 102.65 Sq M

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Approx. Gross Internal Area of the 2nd floor:
202.58 Sq Ft - 18.82 Sq M
Approx. Gross Internal Area of the Entire Property:
1104.92 Sq Ft - 102.65 Sq M

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