

HoldenCopley

PREPARE TO BE MOVED

Cedar Road, Forest Fields, Nottinghamshire NG7 6NS

Guide Price £120,000 - £130,000

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NO UPWARD CHAIN...

This three bedroom terraced house offers an abundance of space spanning across three floors whilst offering plenty of potential throughout, perfect for any first time buyers or investors alike. The property benefits from being sold to the market with no upward chain, ready to move straight into! Situated in a convenient location within close proximity to excellent transport links, various local amenities and easy access into the City Centre together with the Universities and the City Hospital. To the ground floor is an entrance hall, two reception rooms, a spacious fitted kitchen and provides access to the cellar. To the first floor are two good sized bedrooms serviced by a three piece bathroom suite with the additional bedroom to the second floor. Outside to the front of the property is access to on street parking and to the rear is a low maintenance garden.

MUST BE VIEWED



- Three Storey Terraced House
- Three Bedrooms
- Two Reception Rooms
- Spacious Fitted Kitchen
- Cellar
- Three Piece Bathroom Suite
- Plenty Of Potential
- On Street Parking
- Low Maintenance Garden
- No Upward Chain

GROUND FLOOR

Entrance Hall

The entrance hall has wood effect flooring, coving to the ceiling and a UPVC double glazed door providing access into the accommodation

Living Room

8'2" x 12'1" (2.5 x 3.7)

The living room has wood effect flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Dining Room

11'9" x 12'5" (3.6 x 3.8)

The dining room has wood effect flooring, a wall mounted radiator, a UPVC double glazed window to the rear elevation and provides access to the cellar

Kitchen

6'2" x 14'9" (1.9 x 4.5)

The kitchen has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with rolled edge worktops, a stainless steel sink with mixer taps and a drainer, partially tiled walls, a wall mounted boiler, space for a cooker, space for a fridge, space for a dishwasher, a UPVC double glazed window and a single door to the rear garden

FIRST FLOOR

Landing

11'9" x 5'6" (3.6 x 1.7)

The landing has wood effect flooring, carpeted stairs and provides access to the first floor accommodation

Master Bedroom

11'9" x 12'1" (3.6 x 3.7)

The main bedroom has wood effect flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

Bathroom

4'7" x 9'6" (1.4 x 2.9)

The bathroom has a low level flush W/C, a wall mounted radiator, a pedestal wash basin, a panelled bath with a handheld shower, a built-in cupboard, an extractor fan, partially tiled walls and a UPVC double glazed obscure window to the rear elevation

Bedroom Three

9'6" x 6'6" (2.9 x 2.0)

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

SECOND FLOOR

Bedroom Two

11'9" x 12'1" (3.6 x 3.7)

The second bedroom has wood effect flooring, a wall mounted radiator, a built-in cupboard and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is access to on street parking

Rear

To the rear of the property is a courtyard style garden with artificial grass and gated access

DISCLAIMER

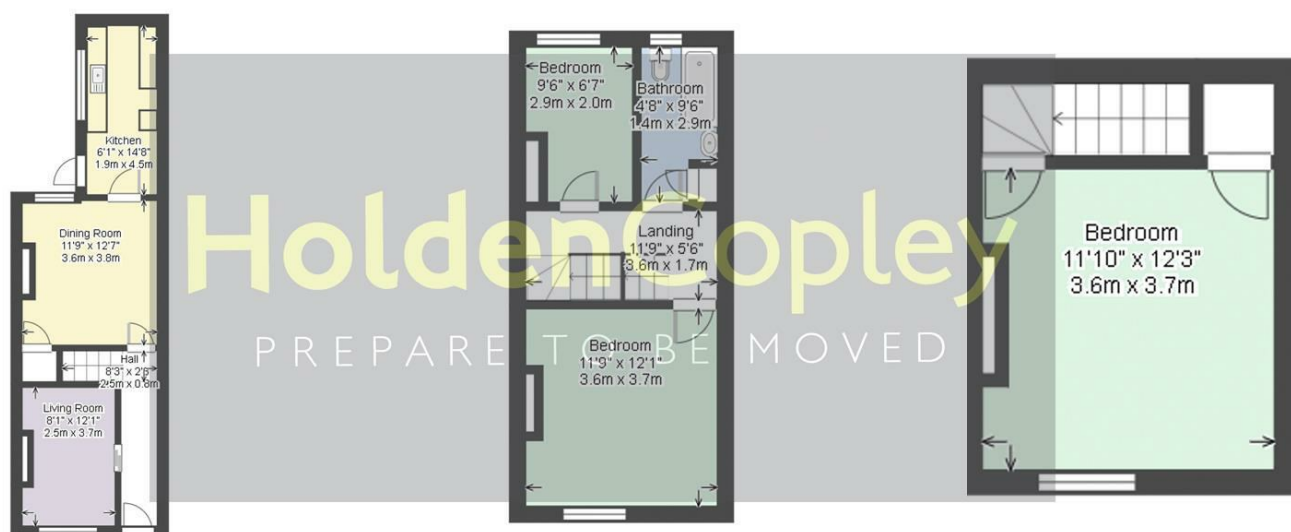
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Approx. Gross Internal Area of the Ground floor:
395.68 Sq Ft - 36.76 Sq M
Approx. Gross Internal Area of the Entire Property:
876.94 Sq Ft - 81.47 Sq M

Approx. Gross Internal Area of the 1st floor:
306.45 Sq Ft - 28.47 Sq M
Approx. Gross Internal Area of the Entire Property:
876.94 Sq Ft - 81.47 Sq M

Approx. Gross Internal Area of the 2nd floor:
174.81 Sq Ft - 16.24 Sq M
Approx. Gross Internal Area of the Entire Property:
876.94 Sq Ft - 81.47 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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