

HoldenCopley

PREPARE TO BE MOVED

Chippendale Street, Lenton, Nottinghamshire NG7 1HB

£170,000

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PLENTY OF POTENTIAL...

This three bedroom mid-terraced house boasts spacious accommodation spanning across three floors whilst benefiting from being offered to the market with no upward chain, perfect for a range of buyers. This property is situated in a convenient location, within close proximity to various local amenities, excellent transport links, the QMC and easy access into the City Centre and Universities. To the ground floor there are two reception rooms and a fitted kitchen. The first floor offers two good-sized bedrooms serviced by a bathroom suite, and upstairs on the second floor is a further double bedroom. Outside to the rear is an enclosed low maintenance courtyard garden.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Permit Parking
- Close To City Centre
- No Upward Chain
- Sold As Seen





GROUND FLOOR

Living Room

12'3" x 11'1" (max) (3.74m x 3.39m (max))
The living room has two UPVC double-glazed windows to the front elevation, wood-effect flooring, a TV point, recessed spotlights, a radiator, a wall-mounted security alarm panel, and a single composite door providing access into the accommodation.

Dining Room

15'5" x 11'2" (max) (4.71m x 3.41m (max))
The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and an in-built cupboard.

Kitchen

11'1" x 4'11" (3.38m x 1.52m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with a gas hob, space for an under counter appliance, wood-effect flooring, tiled splashback, a radiator, two UPVC double-glazed windows, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

14'10" x 5'3" (4.53m x 1.62m)
The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Bedroom Two

14'9" x 12'3" (4.51m x 3.74m)
The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'7" x 8'3" (2.94m x 2.54m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a wall-mounted Worcester combi-boiler.

Bathroom

9'7" x 6'2" (max) (2.94m x 1.89m (max))
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, tiled splashback, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

14'11" x 2'7" (4.55m x 0.81m)
The upper landing has carpeted flooring, a singular recessed spotlight, and provides access to the second floor accommodation.

Bedroom One

14'11" x 12'2" (4.56m x 3.72m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and recessed spotlights.

OUTSIDE

To the front of the property is permitted on-street parking and to the rear is an enclosed garden with an artificial lawn, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast 1000 Mbps (Highest available download

speed) 100 Mbps (Highest available upload speed)
Phone Signal – Mostly good coverage available for 3G / 4G / 5G
Heating – Gas Central Heating
Sewage – Mains Supply
Flood Risk – Very low risk of flooding

DISCLAIMER

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.

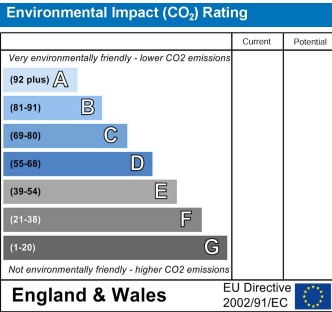
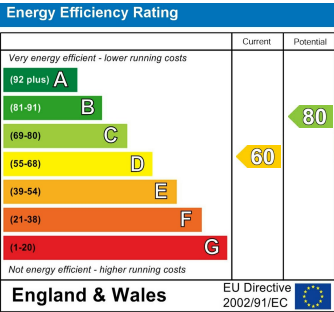
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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 license 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.





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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