

HoldenCopley

PREPARE TO BE MOVED

Birrell Road, Forest Fields, Nottinghamshire NG7 6LL

Guide Price £140,000

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GUIDE PRICE: £140,000 - £160,000

GREAT FOR A RANGE OF BUYERS...

Welcome to this mid-terraced house, offering spacious and versatile accommodation across three floors whilst being sold to the market with no upward chain, making it a highly attractive option for a variety of buyers - whether you're a first-time buyer, a growing family, or an astute investor. Situated in a convenient location, this property provides easy access to a wealth of local amenities, excellent transport links, and schools. As you step inside, you'll immediately appreciate the sense of space and functionality that this home has to offer. The ground floor features a welcoming living room. The fitted kitchen provides the perfect setting for culinary adventures and family meals. Additionally, a conveniently located bathroom on this level adds to the overall convenience of the home. Venturing to the first floor, you'll find two generously proportioned double bedrooms. Ascending to the second floor, you'll be delighted to discover a charming double bedroom with its own en-suite. This private retreat offers a peaceful escape. Outside, the rear of the property boasts a low maintenance courtyard-style garden.

MUST BE VIEWED





- Mid-Terraced House
- Three-Storey
- Three Double Bedrooms
- Good-Sized Living Room
- Fitted Kitchen
- Ground Floor Bathroom
- En-Suite To Master
- Low Maintenance Garden
- Convenient Location
- No Upward Chain





GROUND FLOOR

Living Room

13'6" x 11'7" (4.11m x 3.53m)

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a dado rail, coving to the ceiling, a ceiling rose, a radiator and a single door providing access into the accommodation

Kitchen

13'4" x 11'5" (4.07m x 3.50m)

The kitchen has a range of fitted base and wall units with tiled worktops, a sink and a half with a mixer tap and drainer, an integrated oven, a four ring gas hob and extractor fan, space and plumbing for a washing machine, space for under counter appliances, a wall-mounted boiler, tiled flooring, tiled splashback, a radiator, wood-panelled ceiling and a UPVC double-glazed window to the rear elevation

Rear Hall

The hall has tiled flooring and a single door to access the rear garden

Bathroom

7'8" x 5'2" (2.34m x 1.57m)

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

FIRST FLOOR

Landing

The landing has carpeted flooring and provides access to the first floor accommodation

Bedroom Two

11'1" x 11'6" (3.38m x 3.51m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard and a radiator

Bedroom Three

10'4" x 11'5" (3.16m x 3.50m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, an in-built cupboard and a radiator

SECOND FLOOR

Bedroom One

11'0" x 11'6" (3.37m x 3.51m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, an in-built cupboard, a radiator and access into the en-suite

En-Suite

5'6" x 8'5" (1.70m x 2.59m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure, vinyl flooring, partially tiled and wood-panelled walls, recessed spotlights, a radiator and a Velux window

OUTSIDE

To the front of the property is on-street parking and to the rear is a low maintenance courtyard style garden

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.

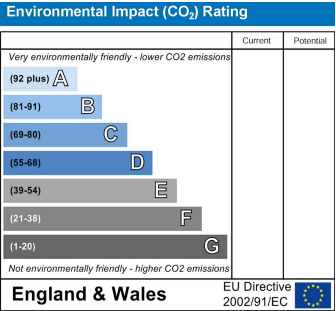
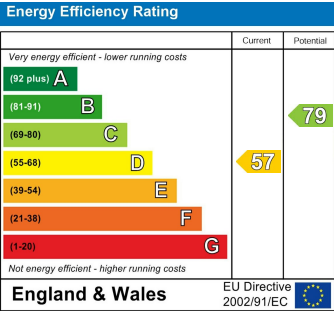
The vendor has advised the following:

Property Tenure is Freehold

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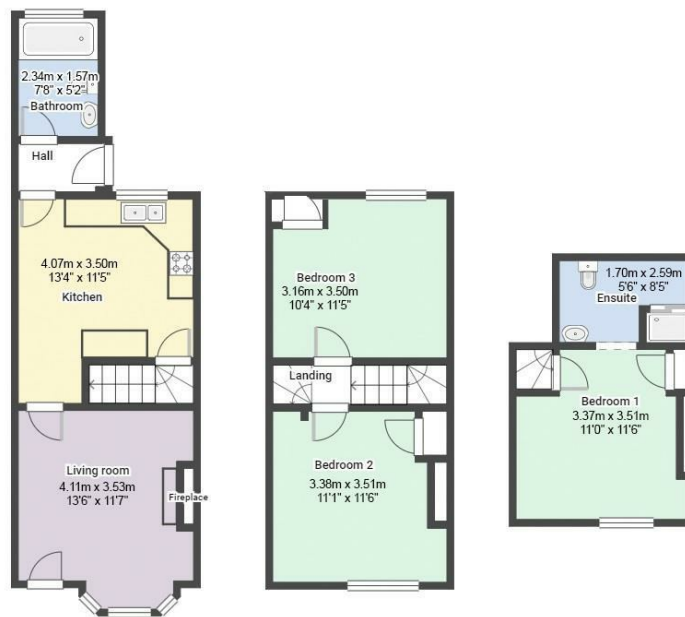
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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