

# HoldenCopley

PREPARE TO BE MOVED

Nazareth Road, Lenton, Nottinghamshire NG7 2TP

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Guide Price £300,000 - £350,000

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Guide Price: £300,000 - £325,000

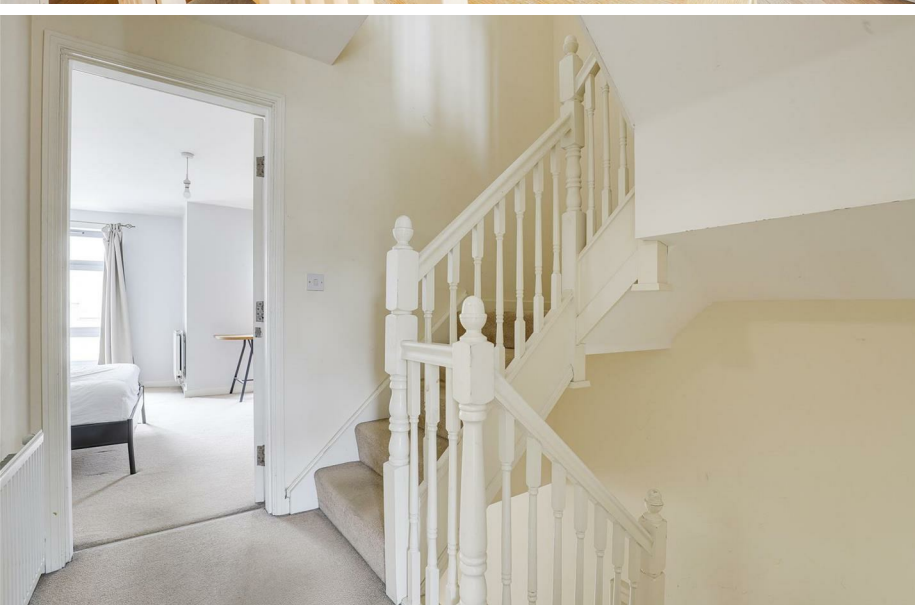
NO UPWARD CHAIN...

This spacious four-bedroom mid-terraced house is the perfect family home or a great investment opportunity, offering a blend of comfort and convenience. Located just a stone's throw away from the QMC, with regular transport links and easy access to the City Centre and Universities. As you step inside, the ground floor welcomes you with an entrance hall leading to a cosy reception room, ideal for relaxing or entertaining. The heart of the home is the spacious kitchen diner, complete with French doors that open out to the rear garden. A convenient utility room and W/C complete the ground floor, providing added functionality. The upper level hosts two double bedrooms, both offering ample space, and a three-piece bathroom suite. The top floor features two additional double bedrooms, with the main bedroom boasting an in-built wardrobe and a private en-suite, adding a touch of luxury. Externally, the property offers access to on-street parking at the front. To the rear, you'll find an enclosed garden, perfect for outdoor enjoyment, featuring a patio seating area, a gravel section, and a variety of shrubs.

MUST BE VIEWED!







- Mid-Terraced House
- Four Double Bedrooms
- Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Family Bathroom & En-Suite
- On-Street Parking
- No Upward Chain
- Popular Location
- Must be Viewed











GROUND FLOOR

Entrance

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single door providing access into the accommodation.

Living Room

15'5" x 9'1" (4.71m x 2.79m)

The living room has laminate wood-effect flooring, a radiator, open access to the kitchen diner and a double-glazed window to the front elevation.

Kitchen Diner

16'9" x 9'1" (5.12m x 2.79m)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven & gas hob, space and plumbing for a dishwasher, a radiator, laminate wood-effect flooring, and double French doors opening out to the rear garden.

Utility Room

6'2" x 5'6" (1.89m x 1.68m)

The utility room has fitted base units with a worktop, space and plumbing for a washing machine, an extractor fan, a wall-mounted boiler, laminate wood-effect flooring and a double-glazed obscure window of the rear elevation.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, an extractor fan and laminate wood-effect flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator and access to the first floor accommodation.

Bedroom Two

15'5" x 15'2" (4.72m x 4.63m)

The second bedroom has carpeted flooring, two radiators and two double-glazed windows to the front elevation.

Bedroom Three

15'2" x 9'3" (4.63m x 2.83m)

The third bedroom has carpeted flooring, a radiator and two double-glazed windows to the rear elevation.

Bathroom

7'3" x 5'6" (2.22m x 1.68m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a showerhead, an extractor fan, partially tiled walls and laminate wood-effect flooring.

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the second floor accommodation and access to the loft.

Master Bedroom

13'1" x 12'4" (4.01m x 3.76m)

The main bedroom has carpeted flooring, a radiator, in-built wardrobes, access to the en-suite and two double-glazed windows to the front elevation.

En-Suite

6'11" x 5'10" (2.11m x 1.80m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, partially tiled walls, a wall-mounted electric shaving point, a radiator, extractor fan and laminate wood-effect flooring.

Bedroom Four

15'2" x 9'7" (4.63m x 2.93m)

The fourth bedroom has carpeted flooring, a radiator and two double-glazed windows to the rear elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is an enclosed garden, with a paved patio area, a gravel area, a range of shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 80Mbps & Highest upload speed at 20Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – To pay a regular fee for the upkeep of the crescent.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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

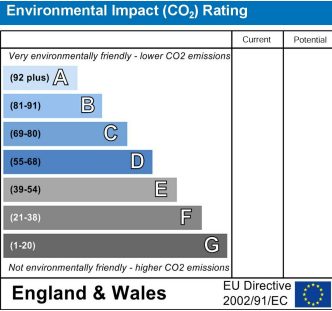
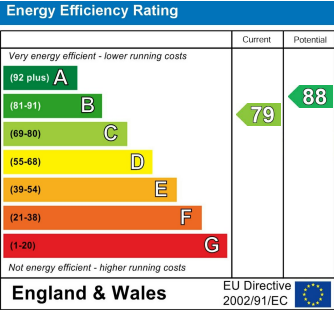
Service Charge in the year marketing commenced (£PA): £262.12

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.

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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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