

# HoldenCopley

PREPARE TO BE MOVED

Belton Street, Forest Fields, Nottinghamshire NG7 6FY

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Guide Price £130,000 - £140,000

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NO UPWARD CHAIN...

This two-bedroom mid-terrace house is an ideal haven for any first-time buyer. Its prime location ensures convenience at every turn, with an array of local amenities such as shops and excellent transport links within easy reach. As you step inside, you're greeted with two reception rooms. The fitted kitchen boasts functionality, while a convenient three-piece bathroom suite on the ground floor adds practicality to the layout. Ascending to the first floor, two generously sized double bedrooms await. Explore the partially boarded loft accessible from the first floor, perfect for an additional storage space. Outside, the property offers on-street parking to the front, while to the rear lies a private low-maintenance garden, complete with a patio area. With its blend of comfort and convenience this abode promises a fulfilling lifestyle for those embarking on their homeownership journey.

MUST BE VIEWED



- Mid-Terrace House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Three Piece Bathroom
- Low Maintenance Garden
- Newly Decorated Throughout
- Excellent Transport Links
- Close Proximity To The City Centre
- No Upward Chain

## GROUND FLOOR

### Living Room

11'5" x 10'6" (3.50m x 3.22m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving, a chimney breast alcove and a single wooden door providing access into the accommodation.



### Dining Room

14'9" x 10'6" (4.52m x 3.22m)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and an electric fireplace.

### Kitchen

8'7" x 5'5" (2.62m x 1.67m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, a four ring gas hob with an extractor fan, an integrated oven, space for a fridge-freezer, space for a washing machine, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the side elevation.

### Hall

The hall has vinyl flooring, a radiator and a single wooden door providing access out to the garden.



### Bathroom

5'11" x 5'8" (1.81m x 1.74m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower and glass shower screen, an extractor fan, waterproof wall panels, vinyl flooring, a radiator 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.

### Master Bedroom

11'6" x 10'6" (3.53m x 3.22m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.



### Bedroom Two

11'4" x 10'6" (3.47m x 3.21m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard and access to the partially boarded loft.

## OUTSIDE

### Front

To the front of the property is the availability for on-street parking.

### Rear

To the rear of the property is a private enclosed garden with a brick and fence panelled boundary, a concrete patio area and a single wooden gate.



## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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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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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