

HoldenCopley

PREPARE TO BE MOVED

Fisher Street, Forest Fields, Nottinghamshire NG7 6FJ

Asking Price £125,000

Fisher Street, Forest Fields, Nottinghamshire NG7 6FJ



IDEAL RENOVATION PROJECT...

This four bedroom, terraced house would make the perfect purchase for an investor or first time buyer alike looking for a renovation project to sink their teeth into. The property provides ample space and is packed with plenty of potential. Situated with easy access into Nottingham City Centre and within walking distance to shops, local amenities and regular transport links. Internally, the accommodation comprises of a living room with a feature fireplace, a dining room and a kitchen that provides access to the rear garden. On the first floor is a landing which provides access to an in-built storage cupboard and two good sized bedrooms serviced by a three piece bathroom and upstairs on the second floor are a further two bedrooms. Outside the property there is a panelled fenced garden with gated access.

MUST BE VIEWED





- Terraced House
- Four Bedrooms
- Three Piece Bathroom
- Two Reception Rooms
- Good Sized Kitchen
- Private Garden
- Ideal Renovation Project
- Close To Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living Room

11'5" x 11'9" (3.5 x 3.6)

The living room has exposed wooden floors, coving to the ceiling, a ceiling rose, a radiator, a feature fireplace with decorative surround, a TV point, a UPVC double glazed window to the front elevation and a single door providing access into the accommodation

Dining Room

11'9" x 13'5" (3.6 x 4.1)

The dining room has exposed concrete flooring, a radiator, a UPVC double glazed window to the rear elevation and an in-built cupboard

Kitchen

4'11" x 13'1" (1.5 x 4.0)

The kitchen has vinyl flooring, a radiator, various base and wall mounted units with rolled edge worktops, plumbing and space for a washing machine, space for an oven, partially tiled walls, a stainless steel sink with a dual tap and drainer, an extractor fan, UPVC double glazed windows to the rear and side elevation and a door to the rear garden

FIRST FLOOR

Landing

11'9" x 5'10" (3.6 x 1.8)

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

Master Bedroom

11'5" x 11'9" (3.5 x 3.6)

The main bedroom has exposed wooden flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

10'5" x 6'2" (3.2 x 1.9)

The second bedroom has exposed wooden flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

10'5" x 5'2" (3.2 x 1.6)

The bathroom has wood effect flooring, a radiator, partially tiled walls, a low level W/C, a pedestal wash basin, a panelled bath, an extractor fan and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Upper Landing

11'9" x 5'10" (3.6 x 1.8)

The landing has exposed wood flooring, an in-built storage cupboard, access to a loft hatch and access to the second floor accommodation

Bedroom Three

11'9" x 11'1" (3.6 x 3.4)

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

Bedroom Four

11'9" x 10'5" (3.6 x 3.2)

The fourth bedroom has exposed wood flooring, a radiator and a UPVC double glazed window to the rear elevation

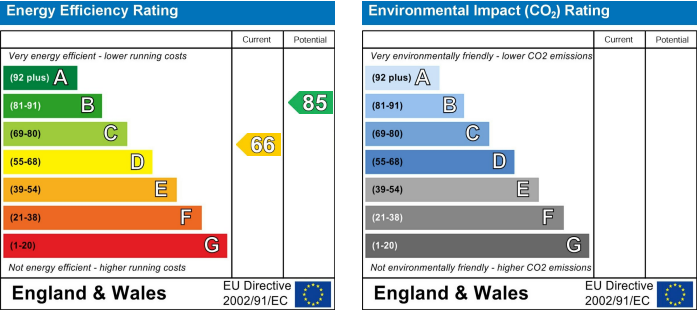
OUTSIDE

The rear garden has wooden panelled fencing, a lawn with a surrounding concrete pathway and gated access

DISCLAIMER

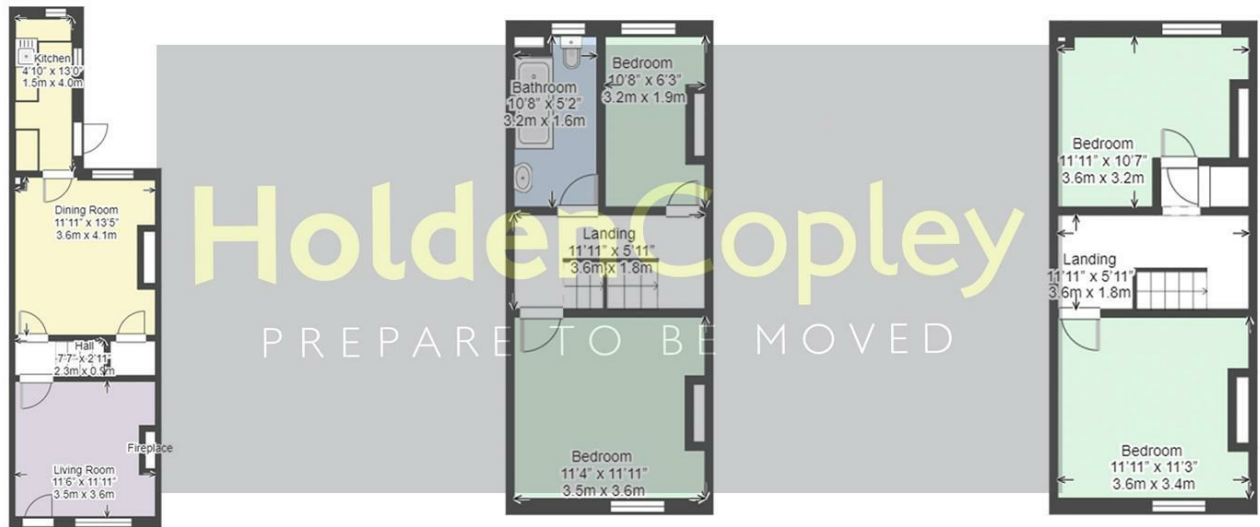
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Fisher Street, Forest Fields, Nottinghamshire NG7 6FJ

HoldenCopley
PREPARE TO BE MOVED



Approx. Gross Internal Area of the Ground floor:
383.95 Sq Ft - 35.67 Sq M
Approx. Gross Internal Area of the Entire Property:
1020.31 Sq Ft - 94.79 Sq M

Approx. Gross Internal Area of the 1st floor:
318.83 Sq Ft - 29.62 Sq M
Approx. Gross Internal Area of the Entire Property:
1020.31 Sq Ft - 94.79 Sq M

Approx. Gross Internal Area of the 2nd floor:
317.54 Sq Ft - 29.5 Sq M
Approx. Gross Internal Area of the Entire Property:
1020.31 Sq Ft - 94.79 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.