

HoldenCopley

PREPARE TO BE MOVED

Scotholme Avenue, Forest Fields, Nottinghamshire NG7 6FB

Guide Price £130,000 - £140,000

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NO UPWARD CHAIN...

This two-bedroom mid-terraced house is ideally positioned in a convenient location just a short walk from the City Centre, making it the perfect choice for first-time buyers or investors alike. Offered to the market with no upward chain, this property benefits from excellent transport links, easy access to a wide range of local amenities, reputable schools, both Nottingham Trent University and the University of Nottingham, as well as the Queen's Medical Centre. Internally, the accommodation comprises two good-sized reception rooms, a fitted kitchen and access to a cellar split into two useful storage areas. Upstairs, you will find two double bedrooms serviced by a three-piece bathroom suite. Outside, the property boasts a mature rear garden.

MUST BE VIEWED





- Mid-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cellar Split Into Two
- Three-Piece Bathroom Suite
- Mature Garden
- No Upward Chain
- Close To Transport Links
- Must Be Viewed





GROUND FLOOR

Living Room

12'11" x 11'11" (3.95m x 3.65m)

The living room has wood-effect flooring, an open fireplace with a decorative mantelpiece, fitted storage in the alcove, a radiator, a UPVC double-glazed bay window to the front elevation, and a single composite door providing access into the accommodation.

Dining Room

11'11" x 10'10" (3.64m x 3.31m)

The dining room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and access to the cellar.

Kitchen

6'11" x 14'0" (2.12m x 4.27m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker and various other appliances, a wall-mounted BAXI boiler, a radiator, tiled splashback, vinyl flooring, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access into the accommodation.

BASEMENT

Cellar One

5'4" x 12'11" (1.64m x 3.95m)

This space has lighting.

Cellar Two

10'11" x 6'3" (3.34m x 1.92m)

This space has lighting.

FIRST FLOOR

Landing

11'8" x 2'7" (3.56m x 0.79m)

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

Master Bedroom

10'10" x 12'0" (3.32m x 3.68m)

The main bedroom has two UPVC double-glazed windows to the front elevation, wood-effect flooring, coving to the ceiling, and a radiator.

Bedroom Two

9'1" x 11'0" (2.77m x 3.36m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, coving to the ceiling, an in-built cupboard, and a radiator.

Bathroom

7'0" x 13'1" (2.15m x 4.00m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, vinyl flooring, an in-built cupboard, an extractor fan, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a forecourt.

Rear

To the rear of the property is a mature garden.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Low risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

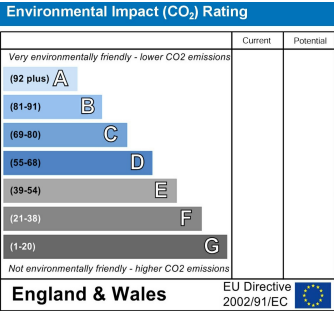
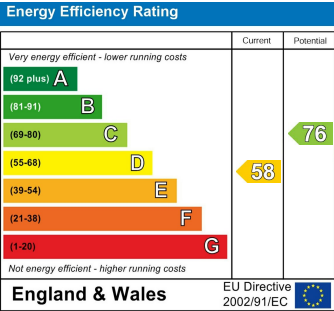
The vendor has advised the following:

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 licence 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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